



Building Permit Application

Project Information				
Permit Number		Name		
Construction Type	<input type="checkbox"/> Commercial <input type="checkbox"/> Residential			
Permit Type	<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Demolition			
	<input type="checkbox"/> Electrical <input type="checkbox"/> Energy <input type="checkbox"/> Fence			
	<input type="checkbox"/> Irrigation <input type="checkbox"/> Mechanical <input type="checkbox"/> New Construction			
	<input type="checkbox"/> Plumbing <input type="checkbox"/> Remodel/Addition <input type="checkbox"/> Roofing			
	<input type="checkbox"/> Sign <input type="checkbox"/> Swimming Pool/Spa			
Address				
Valuation				
Square Feet	Living/AC:	Garage:	Covered Porch:	Total:
Zoning				
Number of Stories				
Scope				
Contact Information				
Owner	Name		Phone	
	Address		FAX	
	Email			
Owner's Contact	Name		Phone	
	Address		FAX	
	Email			
Engineer	Name		Phone	
	Address		FAX	
	Email		License #	
Architect	Name		Phone	
	Address		FAX	
	Email		License #	
General Contractor	Name		Phone	
	Address		FAX	
	Email		License #	
Mechanical Contractor	Name		Phone	
	Address		FAX	
	Email		License #	
Electrical Contractor	Name		Phone	
	Address		FAX	
	Email		License #	
Plumbing Contractor	Name		Phone	
	Address		FAX	
	Email		License #	
Irrigator	Name		Phone	
	Address		FAX	
	Email		License #	

A permit becomes null and void if work or construction authorized is 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 is commenced.

All permits require final inspection.

A Certificate of Occupancy Application shall be submitted and approved by Bureau Veritas and the Fire Marshal for all commercial buildings after construction is complete. A Certificate of Occupancy must be issued before any building is occupied for commercial purposes.

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 shall 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: _____

Print Name: _____

Date: _____

OFFICE USE ONLY	
Fee Description	Information or Fee
BV Project Number	
BV Approval Signature/Date	
Retainer	
Plan Review	
Excavation	
Building Permit	
Electrical	
Plumbing	
Irrigation	
Fence	
Accessory Structure	
Swimming Pool	
Spa	
Fire Code Inspection	
Water Tap	
Sewer Tap	
Water Impact	
Sewer Impact	
Other: _____	
Other: _____	
Total All Fees	
Closed Date	

Plan Review and Inspection Contact Information

Inspection Services

The following organizations provide safety, building, and civil inspection services for the City of Farmersville:

Organization	Function
City of Farmersville	<ul style="list-style-type: none"> • Contracted City of Farmersville Inspection Services • Commercial and Residential Building Inspection • Commercial and Residential Plan Review • Certificate of Occupancy Approval
Daniel & Brown Inc.	<ul style="list-style-type: none"> • Contracted City of Farmersville Engineering Services • Civil Plan Review • Civil Inspection • Commercial City Ordinance Plan Review
Collin County Fire Marshal	<ul style="list-style-type: none"> • Contracted City of Farmersville Fire Marshal Services • Commercial Safety and Fire Systems Plan Review • Commercial Safety Inspections, First-Time and Yearly • Certificate of Occupancy Approval

Plan Review

City of

Farmersville will be conducting the general plan reviews for both commercial and residential structures. Daniel & Brown Inc. (DBI) will be conducting the civil plan review and evaluating commercial drawings for compliance with city ordinances. The Collin County Fire Marshal will be conducting a review of all commercial plans, evaluating them for compliance with all applicable requirements especially those related to safety.

The applicant may be contacted by the reviewing authority if revisions are need. To get a status of your plan review contact City staff at 972-782-6151.

Inspection Request

Requests must be received 5:00 pm for next business day inspection

General Information			
Today's Date		Business Name	
Project Address		Requestor's Name	
City		Requestor's Phone	
Project		Requestor's FAX	
Building Permit Information			
Permit Number		Date Needed	
<input type="checkbox"/> Pier	<input type="checkbox"/> Framing	<input type="checkbox"/> Wall Ties	
<input type="checkbox"/> Grade Beam	<input type="checkbox"/> Energy Insulation	<input type="checkbox"/> Building Final	
<input type="checkbox"/> Slab	<input type="checkbox"/> Drywall	<input type="checkbox"/> Other _____	
Comments: _____			
Mechanical Permit Information			
Permit Number		Date Needed	
<input type="checkbox"/> Underground Mechanical	<input type="checkbox"/> Ceiling Mechanical	<input type="checkbox"/> Duct Rough	
<input type="checkbox"/> Mechanical Rough	<input type="checkbox"/> Duct Insulation	<input type="checkbox"/> Mechanical Final	
<input type="checkbox"/> Other _____			
Comments: _____			
Electrical Permit Information			
Permit Number		Date Needed	
<input type="checkbox"/> Underground Electrical	<input type="checkbox"/> Ceiling Electrical	<input type="checkbox"/> Electrical Final	
<input type="checkbox"/> Electrical Rough	<input type="checkbox"/> Electric Meter Release	<input type="checkbox"/> Other _____	
Comments: _____			
Plumbing Permit Information			
Permit Number		Date Needed	
<input type="checkbox"/> Plumbing Rough	<input type="checkbox"/> Gas Wrap/Underground	<input type="checkbox"/> Plumbing Top Out	
<input type="checkbox"/> Water Service	<input type="checkbox"/> Gas Rough	<input type="checkbox"/> Plumbing Final	
<input type="checkbox"/> Yard Sewer	<input type="checkbox"/> Gas Final/Release	<input type="checkbox"/> Other _____	
Comments: _____			

Building Requirements

This document is not meant to modify any Federal or State laws or City ordinances. It is intended to be informative and used as a guideline. Where circumstances of a particular job differ from these procedures, the decision of the Building Official 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 Farmersville, Texas, has adopted the following codes and/or standards regulating building construction:

- 2015 International Building Code, as amended
- 2015 International Residential Code, as amended
- 2015 International Fire Code, as amended
- 2015 International Plumbing Code, as amended
- 2015 International Mechanical Code, as amended
- 2015 International Energy Conservation Code, as amended
- 2015 International Fuel and Gas Code, as amended
- 2017 National Electrical Code, as amended
- 2012 International Swimming Pool and Spa Code, as amended
- 2015 International Property Maintenance Code, as amended
- Ordinance 92-34, Prohibiting the Use of Wood Shingles
- Ordinance 2005-40 Sprinkler System for Buildings 6,000 Square Feet and Over

City Zoning Requirements

Reference City of Farmersville Zoning Ordinance. Contact the City for additional information on zoning requirements.

Building Permit

Before issuing a building permit, all plans and documents related to the permit application shall be approved by Development Services and all applicable fees paid to the City of Farmersville.

All General, Electrical, Mechanical, Plumbing, Roofing, Irrigation, and Backflow contractors performing work within the City of Farmersville jurisdiction shall be registered with the City and provide proof of commercial liability insurance for claims of property damage or bodily injury.

Construction or building without a permit is subject to a fine.

You must contact DIGTESS at 800-344-8377 for utility line locates on any project that requires digging (fences, swimming pools, additions, etc.).

Construction Site

A 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.

The City of Farmersville Building Permit placard SHALL be posted and visible from the street until final inspection is complete.

Sanitary restroom facilities for project related workers SHALL be on the project property until final inspections are approved.

Construction dumpsters are available from the City of Farmersville franchised refuse pick-up provider.

NO construction materials, 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.

Plan Review Checklist

Project Address: _____ Project Name: _____

Permit application with an original signature must be complete and submitted with the following information as applicable:

Check	Commercial Quantity	Residential Quantity	Description
	3	3	Site Plans ⁽²⁾ to include: <ul style="list-style-type: none"> • Legal Description (lot, block, subdivision, 911 address) • All easements • Property lines and lot dimensions • Setbacks, front, rear, and sides setbacks • North direction and scale • Proposed structure and all existing buildings • Driveways and parking lots (if applicable) • Location of septic system including spray area, if applicable • Existing and proposed location of utility poles, pad mounted transformers
	3	0	Parking lot layout plans
	3	0	Grading plans
	3	3	Sets of construction plans to include: <ul style="list-style-type: none"> • Floor plan • Exterior elevations. Must show exterior materials, windows and doors, roof slopes, chimneys, and overhangs. • Structural plans. Must show structural details related to framing, floor framing, headers, beams, etc. • Roof design • Foundation plan. Foundation plans must state the foundation was designed for the soil conditions on that particular lot in accordance with the IBC or IRC as applicable. Foundation plans and masonry on wood details shall be sealed by a State of Texas licensed engineer. • Mechanical, electrical, and plumbing design. Plans must show the location of: receptacles, exhaust fans, smoke detectors, light fixtures, service equipment and panels, fixtures, water heaters, gas outlets, risers. • Construction details • Window/door schedule • Masonry on wood details

Check	Commercial Quantity	Residential Quantity	Description
	3	0	IECC Commercial Energy Code Compliance - To include lighting compliance, mechanical compliance and building envelope, as applicable. ⁽³⁾
	0	3	IECC Residential Energy Code Compliance or BV Residential Energy Code Compliance Form (BV to provide) - To include lighting compliance, mechanical compliance and building envelope, as applicable. ⁽³⁾
	3	0	Fire lane location and construction plans and details, fire suppression system plans and documents, fire alarm system plans.
	3	3	Driveway approaches and drainage culverts - Engineered plans (driveways accessing State Highways require TXDOT permit)
	3	0	TDLR # - Architectural Barriers Registration (if \$50,000.00 or over) ⁽⁵⁾
	3	0	Asbestos Survey or Compliance Statement (if demo or remodel) ⁽⁴⁾

Notes:

1. The drawing requirements stated above cover cases where new structures are being developed on lots with no pre-existing improvements. See your Development Services representative for drawing requirements related to your project if it is a remodel or addition. At a minimum, a set of construction plans shall be required.
2. The plat and the site plan shall be approved by Development Services before a permit is issued.
3. U.S. Department of Energy, www.energycodes.org.
4. Texas Department of Health, Asbestos Program Branch (512-834-6600, www.dshs.state.tx.us/asbestos).
5. Texas Department of Licensing and Regulation (800-803-9202, www.license.state.tx.us).