

PLANNING & ZONING COMMISSION AGENDA

Wednesday, March 17, 2021 6:00 p.m.

Regular Meeting

Helen Kleberg Groves Community Room,
1st Floor – City Hall, 400 W. King Ave., Kingsville, Texas

Conference Line Call: 415-655-0001 and when prompted type access code:

1262109951#

OR

Live Videostream: <https://cityofkingsville.my.webex.com>

. PLANNING & ZONING COMMISSION SEATING ARRANGEMENT

COMMISSION MEMBERS

Mike Klepac

Brian Coufal

Rev. Idotha Battle

Steve Zamora,

Chairman

COMMISSION MEMBERS

Debbie Tiffée

Bill Aldrich

CITY STAFF

Stephannie Resendez,
Administrative Assistant II

Uchechukwu Echeozo
Director of Planning
& Development Services

The following rules of conduct have been adopted by this Commission:

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than 5 minutes at a time without permission from the Chairman.
4. No one may speak a second time on a question until every person who wants to speak has done so.
5. All submissions of evidence, i.e., photos, drawings, will be retained by the Planning & Zoning Commission and will become a part of the permanent file.

A COPY OF CHAPTER 15 “LAND USAGE”, FROM THE CITY OF KINGSVILLE CODE OF ORDINANCES, IS AVAILABLE.

AGENDA

- CALL TO ORDER
- ROLL CALL
- APPROVAL OF MINUTES OF MEETING – February 3, 2021

*****AUDIENCE AND PRESENTER SOCIAL DISTANCING AND PUBLIC TESTIMONY AND PUBLIC HEARING INPUT AT PUBLIC MEETINGS OF THE CITY BOARDS. To reduce the chance of COVID-19 transmission, public meetings will be held in a manner intended to separate, to the maximum practical extent, audience and presenters from personal contact with members of Community, City Staff, and City Boards. Public testimony and public hearing input for Public Comment and all items on the agenda at public meetings of the City Boards shall be provided in written format and presented to the Board Secretary and/or***

designee prior to the start of each meeting of the Planning and Zoning Commission. This testimony and/or public input shall be in accordance with the Board Secretary’s instructions, which shall be posted on the Board Secretary’s outdoor public bulletin board at City Hall and on the City website and allow for electronic submission. The written public testimony shall be provided to members of the City Boards prior to voting on measures for that meeting. Written testimony shall be limited in accordance with the Board Secretary requirements and shall be placed into the record of each meeting. This written testimony shall serve as the required public testimony pursuant to Texas Government Code section 551.007 and shall constitute a public hearing for purposes of any public hearing requirement under law. The meeting may be held telephonically or via videoconference; and, if so conducted, the public may participate remotely by following the instructions of the Board Secretary which would be posted on the Board Secretary’s outdoor public bulletin at City Hall and on the City website.

- **PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS**
- **POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA**
- **OLD BUSINESS – None.**
- **NEW BUSINESS –**

ITEM #1 - Public Hearing on the request from Dana Hickey, authorized agent and applicant, Riviera Praise & Worship Church, owner, requesting the rezone of COOPER 2, BLOCK 3, LOT 15, 16, (EXEMPT) also known as 803 W Yoakum, Kingsville, Texas from R1 (Single-Family) to R3 (Multi-Family).

ITEM #2 - Discuss and Consider Action on the request from Dana Hickey, authorized agent and applicant, Riviera Praise & Worship Church, owner, requesting the rezone of COOPER 2, BLOCK 3, LOT 15, 16, (EXEMPT) also known as 803 W Yoakum, Kingsville, Texas from R1 (Single-Family) to R3 (Multi-Family).

ITEM #3 - Discuss and Consider Action on amending the City of Kingsville Code of Ordinances by amending Chapter XV, ARTICLE 1-BUILDING REGULATIONS, SECTIONS 2, 6-8, 11, 23, 40 & 60, and ARTICLE 6 ZONING, SECTIONS 91 & 143, revising sections for compliance with existing International Building Codes.

MISCELLANEOUS: Any topic may be discussed but no action may be taken at this time.

- **ADJOURNMENT**

Please call the CITY SECRETARY at 595-8002 to obtain definitive and final City Commission Hearing Date.

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or to observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the Planning Secretary, 361-595-8055, at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Planning and Zoning Commission Meeting scheduled for Wednesday, March 17, 2021.



Uchechukwu Echeozo
Director of Planning & Development Services

Posted
@ <u>2:30 pm</u>
On <u>3-12-2021</u>
By <u>S. Resendez</u>

This public notice was removed from the official posting board at the Kingsville City hall on the following date and time: _____

By: _____
Kingsville Planning and Development Services

PLANNING AND ZONING COMISSION
Regular MEETING MINUTES
February 3, 2021

Planning and Zoning Members Present

Steve Zamora
Mike Klepac
Brian Coufal
Idotha Battle

Citizens Present

None

Staff Present

Uche Echeozo, Director of Planning and Development Services
Stephannie Resendez, Administrative Assistant II
Brenda Joyas, Downtown Manager/Historic Preservation Officer

1. **The meeting was called to order at 6:05 p.m.**
2. **Discuss and take action on the meeting minutes of last meeting.** – Idotha Battle made a motion to approve the minutes of the January 6, 2021 meeting as presented. Mike Klepac and Brian Coufal seconded. All in favor; none opposed. Motion Carried.
3. **Miscellaneous/Public Comments on or off the agenda.** – None.
4. **Old Business/Postponements** – None.
5. **New Business** –
6. **Public Hearing on the request from James W. Turner Construction, authorized agent, Zoraida Lopez, owner, requesting a replat of ORIG TOWN, BLOCK 79, LOTS 25, 26 also known as 418 W. Huisache, Kingsville, Texas.**
Steve Zamora opened the public hearing at 6:09 PM
Mr. Zamora asked Uche Echeozo if he had any comments on the item. Mr. Echeozo replied that he didn't have any comments and added that he didn't receive any comments from the public as well.
A citizen asked what the property is currently zoned and what it is going to be rezoned to. Brenda Joyas, Downtown Manager and Historic Preservation Officer told the citizen that it wasn't going to be rezoned but just replat from two lots into one.
The citizen asked if they were going to add onto the existing property. Mr. Zamora stated that the lot had been cleared and is currently a vacant lot.
Ms. Joyas stated that this property is currently a General Land Office grant from Hurricane Harvey. The house had substantial damage and the whole house is going to be demolished. Before the house can be rebuilt, they cannot put the house back on lot lines, so they have to replat both lots into one.
Mr. Coufal commented that he received a memo dated January 14, that says "they want to replat the existing lots 25, 26 into one single unit to enable them to carry out a housing development."

Mr. Coufal asked what that meant. Ms. Joyas replied that the housing development was that one house, it's not an actual development.

Ms. Idotha Battle asked if the lot was going to be 25 or 26. Ms. Joyas stated that it would be Lot 25A to show that it was combined with another lot.

A citizen told the board that half of that block was zoned commercial and asked if the property they were talking about would remain residential and no change from commercial? Ms. Joyas stated that it stays the zoning that it's now, which is residential. The citizen continued and asked if everything else around it is identified as commercial will stay commercial. Ms. Joyas replied yes.

Steve Zamora closed the public hearing at 6:13 PM.

7. **Discuss and Consider Action on the request from James W. Turner Construction, authorized agent, Zoraida Lopez, owner, requesting a replat of ORIG TOWN, BLOCK 79, LOTS 25, 26 also known as 418 W. Huisache, Kingsville, Texas.**

Mike Klepac made a motion to approve the replat of ORIG TOWN, BLOCK 79, LOTS 25,26 also known as 418 W. Huisache. Idotha Battle seconded. All in favor; none opposed. Motion Carried.

8. **Miscellaneous:** - None.

9. **Adjournment** - Meeting adjourned at 6:16 PM

ITEM #1



MEMO

Date: March 10, 2021

To: Planning and Zoning Commission Members

From: Uche Echeozo (Director of Planning and Development Services)

Subject: **Dana Hickey, authorized agent and applicant, Riviera Praise & Worship Church, owner, requesting the rezone of COOPER 2, BLOCK 3, LOT 15, 16 (EXEMPT) also known as 803 W Yoakum, Kingsville, Texas from R1 (Single Family) to R3 (Multi-Family).**

The applicant approached the department because they wanted to re-zone the existing lot 15, 16 (EXEMPT) from the current zoning which is R1 (Single Family Residential) to R3 (Multi-Family). A look into history revealed the property was originally zoned R3 before the City carried out a general rezone of a section of the City into R1. In order to justify the request, it is pertinent to consider the primary use of the property which is a Church as well as residence for the missionary/Pastor. Similarly, right on the other side of Armstrong Street, is zoned R3 which makes the proposal not markedly incompatible.

Consequently, this application is being submitted for your consideration. Therefore, it is recommended that you consider the said application and approve same since this will encourage the proper use of the property and ensure the City is not accused of engaging in a takings situation or a violation under the RLUIPA (Religious Land Use and Institutionalized Persons Act).

Thank you.

A handwritten signature in black ink, appearing to read "Uche Echeozo", with a long horizontal flourish extending to the right.

Uche Echeozo
Director of Planning and
Development Services

**CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER APPLICATION**

PROPERTY INFORMATION: (Please PRINT or TYPE) 803 W Yoakum (SR)

Project Address 17 Armstrong 835 Yoakum Nearest Intersection Armstrong & Kleberg
SAME parcel

(Proposed) Subdivision Name _____ Lot _____ Block _____

Legal Description: _____

Existing Zoning Designation R1-single family Future Land Use Plan Designation R3- multi family

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent DANA Hickey Phone 361 296 4187 FAX _____

Email Address (for project correspondence only): dana.faye3@hotmail.com

Mailing Address PO box 237 City RIVIERA State TX Zip 78379

Property Owner Praise And Worship Phone 361 296 4007 FAX _____

Email Address (for project correspondence only): SAME

Mailing Address SAME City _____ State _____ Zip _____

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<input type="checkbox"/> Annexation Request	No Fee	<input type="checkbox"/> Preliminary Plat	Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA)	\$250.00	<input type="checkbox"/> Final Plat	Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request	\$250.00	<input type="checkbox"/> Minor Plat	\$100.00
<input checked="" type="checkbox"/> Re-zoning Request	\$250.00	<input type="checkbox"/> Re-plat	\$250.00
<input type="checkbox"/> SUP Request/Renewal	\$250.00	<input type="checkbox"/> Vacating Plat	\$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA)	\$250.00	<input type="checkbox"/> Development Plat	\$100.00
<input type="checkbox"/> PUD Request	\$250.00	<input type="checkbox"/> Subdivision Variance Request	\$25.00 ea

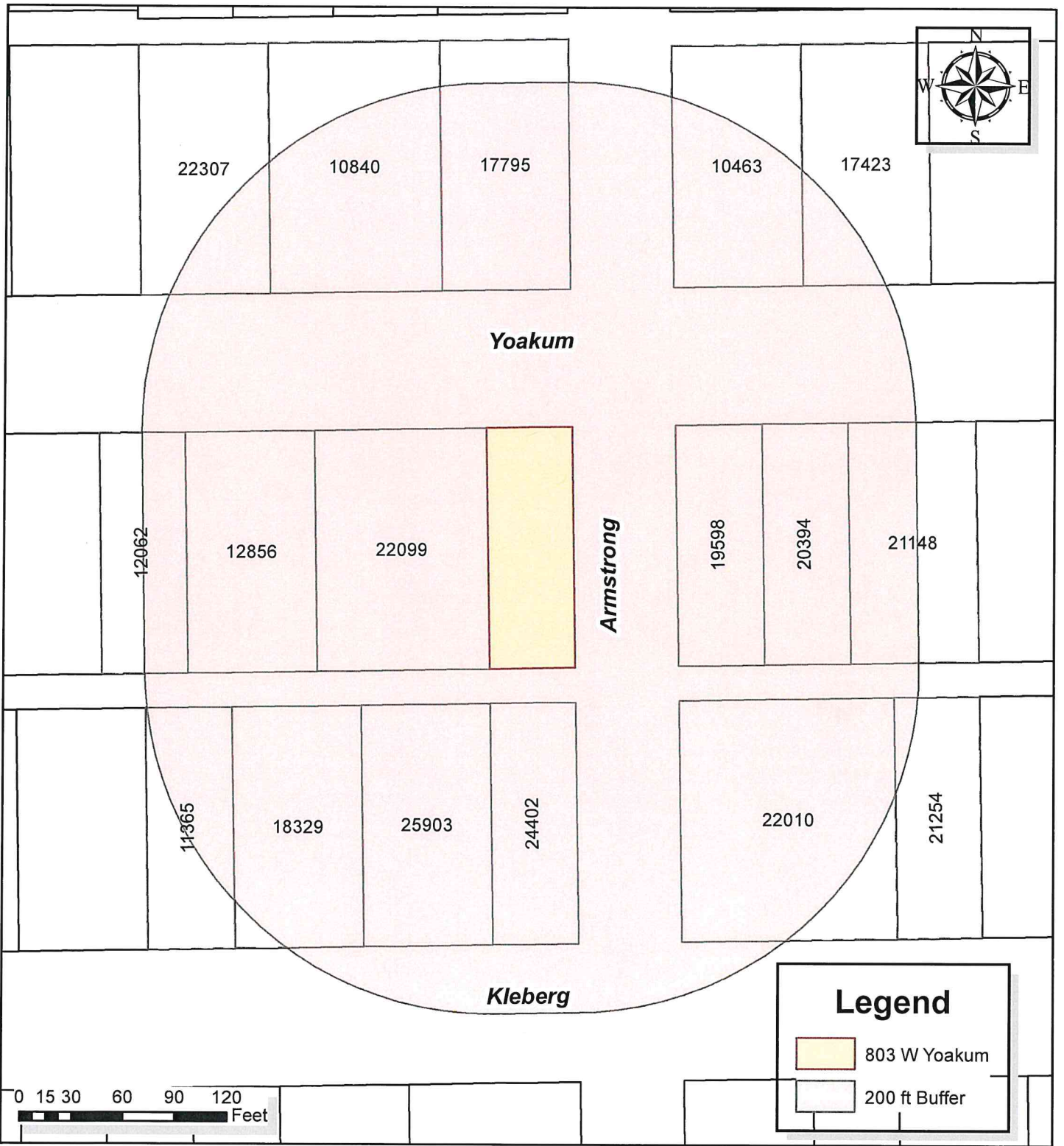
Please provide a basic description of the proposed project:

Before last year the property was always multi family. We request property to remain as it was, multi family.
USE of property to facilitate use of church.


I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature Dana Hickey Date: 2/5/2021
 Property Owner's Signature Rodney E. Liff Date: 2/7/2021
 Accepted by: _____ Date: _____

200 ft Buffer Map of 803 W Yoakum



Document Path: C:\Users\sresendez\Desktop\GIS\Maps\New Buffer Maps.mxd

Page 1 / 1	Drawn By: Planning Department	DISCLAIMER THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.	 CITY OF KINGSVILLE PLANNING DEPARTMENT 410 West King Kingsville, Texas 78363 Office: 361-595-8055
	Last Update: 2/22/2021		
	Note:		

BALDEMAR B GALINDO
ETUX LISA P (LIFE EST)
ANDREA GALINDO
901 E SHELTON ST
KINGSVILLE, TX 78363
#22307

MUNDAY WAYNE WEEKS
208 N ARMSTRONG AVE
KINGSVILLE, TX 78363-4204
#10463

MICHAEL LEROY WATSON
ETUX AMY MARTINEZ WATSON
4209 PETRONILA CREEK CT
CORPUS CHRISTI, TX 78410-5618
#12856

FABRIZIO MARTORELLO
DOMENICO H MARTORELLO
614 W RICHARD AVE
KINGSVILLE, TX 78363-4363
#20394

HELEN RODRIGUEZ
806 W KLEBERG AVE
KINGSVILLE, TX 78363-4219
#18329

SANTIAGO CANTU
PO BOX 197
LA BLANCA, TC 78558-0197
#22010

JONATHAN ORTIZ
ETUX NORA V
722 ALEXANDER AVE
KINGSVILLE, TX 78363-6730
#10840

JOSEPH A FIGARELLI
736 SANTA CLARA
DR
KINGSVILLE, TX 78363-3430
#17423

CHARLIE L SOSA
908 W DEER TRL
KINGSVILLE, TX 78363-2746
#22099

ROBYN HAMBRIGHT HARBORTH
AKA ROBYN LEE HAMBRIGHT
721 W YOAKUM
KINGSVILLE, TX 78363
#21148

SC CONSTRUCTION LLC
PO BOX 197
LA BLANCA, TX 78558-0197
#25903

HUGH P LIECK
408 NELDA ST
KINGSVILLE, TX 78363-7417
#21254

DAVID CHRISTOPHER
JOY P CHRISTOPHER
1506 LEWIS ST
KINGSVILLE, TX 78363
#17795

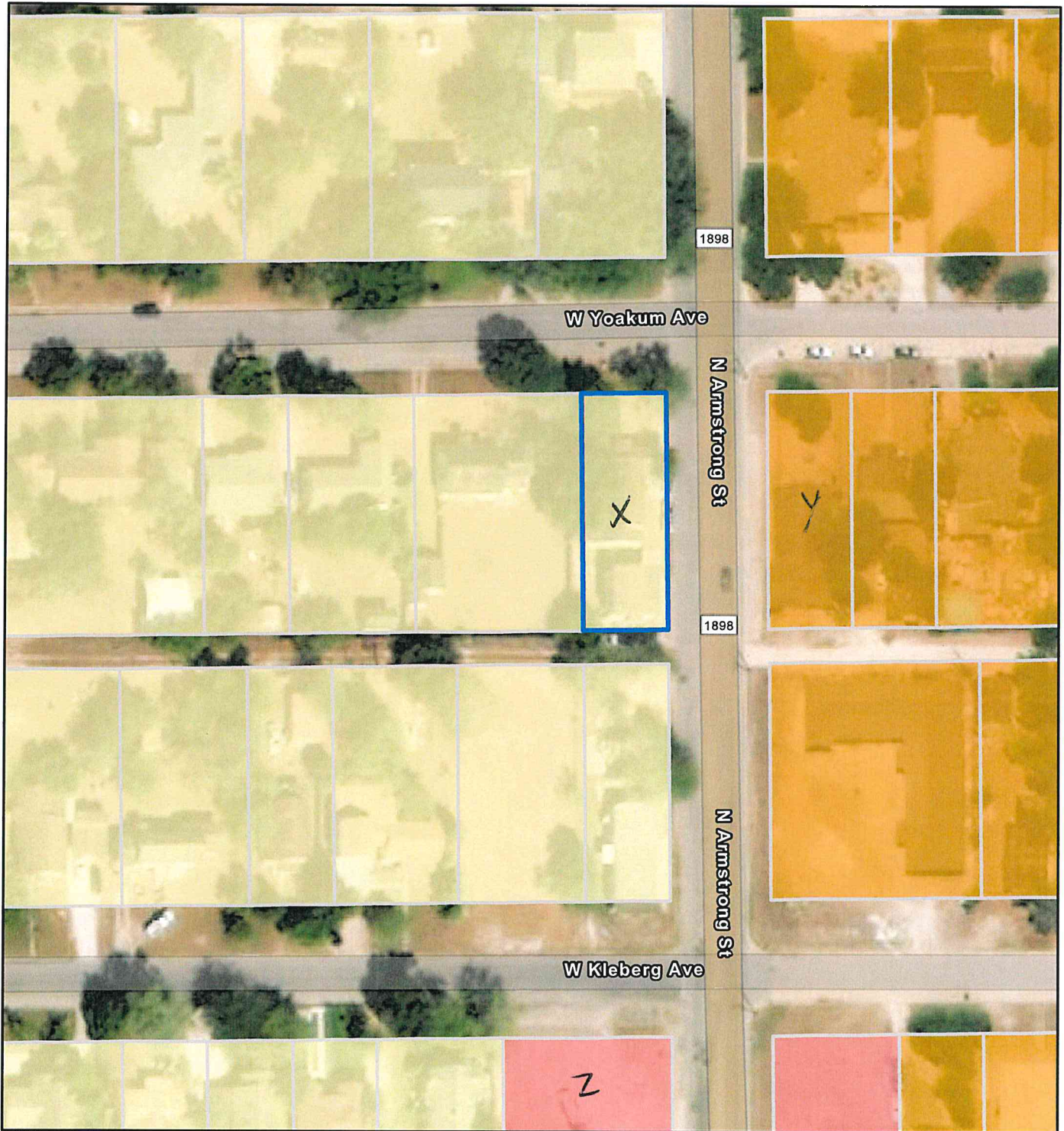
DAVID L HARRIS EST
5661 SANTA CLARA DR
ROBSTOWN, TX 78380-9420
#12062

ROCHELLE GUERRA LIGUEZ
116 N ARMSTRONG
KINGSVILLE, TX 78363
#19598

RICARDO G VEGA
ETUX GLORIA B
805 W KLEBERG AVE
KINGSVILLE, TX 78363-4218
#11365

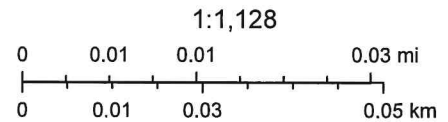
RODNEY LIGHT
RIVIERA PRAISE & WORSHIP
CHURCH
PO BOX 126
RIVIERA, TX 78379
#24402

803 W Yoakum



March 10, 2021

x 803 W Yoakum
zoned R1- single Family
y zoned R3- multi-family
z zoned C2- Retail



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Kleberg CAD

Property Search > 23624 RIVIERA PRAISE for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID:	23624	Legal Description:	COOPER 2, BLOCK 3, LOT 15, 16, (E X E M P T)
Geographic ID:	120200315000192	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	803 W YOAKUM	Mapsc0:	
Neighborhood:		Map ID:	A2
Neighborhood CD:			

Owner

Name:	RIVIERA PRAISE	Owner ID:	67350
Mailing Address:	& WORSHIP CHURCH PO BOX 126 RIVIERA, TX 78379-0126	% Ownership:	100.000000000000%
		Exemptions:	EX-XV

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A
(-) HS Cap:	-	N/A

(=) Assessed Value:	=	N/A

Taxing Jurisdiction

Improvement / Building

Improvement #1: RESIDENTIAL State Code: B3 Living Area: 1722.0 sqft Value: N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	FF4	EW2	1945	1722.0
OPFA	OPEN PORCH FRAME AVERAGE *			1945	32.0
OPFA	OPEN PORCH FRAME AVERAGE *			1945	8.0
OPFA	OPEN PORCH FRAME AVERAGE *			1945	16.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	B3	B3	0.1607	7000.00	50.00	140.00	N/A	N/A

Roll Value History

Robert Gafford left impact in Kingsville community

By LAURA NEWMAN
REPORTER

Robert Howard "Bob" Gafford, a long-time Kingsville resident, left a huge footprint in the city of Kingsville.

In late January, Gafford passed away, but the impact and contributions he made in the community will continue to live on.

Gafford has been described as a hard-working man.

As a teenager, he worked in an oil field where he did drilling and made 0.99 cents per hour—which was a lot of money back then.

He worked eight-hour days, seven days a week and as a young teenager, he had a good reputation with the drillers, allowing him to fill in on the weekends and holidays for the regular staff that wanted time off.

During World War II, he served in the Texas State Guard while also attending Kingsville High School and then later joined the United States Air Force.

Gafford graduated Texas A&I University in 1949 with a B.S. in Chemistry and a B.S. in Petroleum and Natural Gas Engineering in 1950.

Upon joining the

United States Air Force, Gafford was stationed at Keesler Air Force Base in Biloxi, Miss., where he met his wife Melba Faye Wilcox.

After an honorable discharge in 1953, Gafford and his wife returned to Kingsville.

Alan Wang, friend of the Gafford family, described Gafford as a community leader and someone that made humanitarian gestures.

Gafford's family operated the Gafford Super Market. Upon Gafford's discharge, he entered a partnership with his father in the grocery business until 1978.

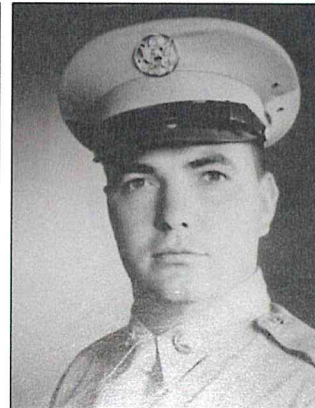
Gafford allowed the young enlisted Navy men to take out "IOU's" for groceries to feed their families until they got paid.

When the grocery store closed, Gafford and his family moved to Ben Bolt ranch. He owned Ben Bolt ranch in Uvalde County on the Frio River. Gafford and his wife raised three daughters and four sons.

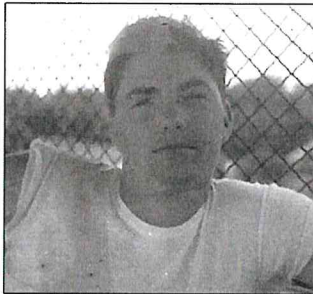
He served in a number of civic organizations including: the Kingsville Boy Scouts, Troop 374, Wood Badge Adult Training and the Society of the Order of



Robert Howard Gafford is pictured working in the ranch.



Robert Howard Gafford



Robert Howard Gafford - circa 1944



Mr. and Mrs. Robert Howard Gafford

the Arrow. Gafford was asked to

run for Mayor of Kingsville but was not eligible due to the location of their home being outside of the city's limits.



LANDLORDS & RENTERS

Behind on rent?

The Texas Rent Relief Program is here to help.

COVID-19 has affected Texans across the state. We have emergency funds available to help Texas renters pay current and past due rent and utility bills – even if the landlord has already sued for eviction in their local court.

Households must have incomes at or below 80% of the Area Median Income and meet other eligibility requirements. For full details, visit TexasRentRelief.com.

For Information and to Apply

833-9TX-RENT Toll Free 833-989-7368

TexasRentRelief.com

Assistance is available in multiple languages.



Texas Coronavirus Relief Bill Rental Assistance Program administered by the Texas Department of Housing and Community Affairs. Providing false, incomplete, or inaccurate information on application forms or seeking assistance for months in which assistance has been or will be provided, may result in up to 5 years of imprisonment and for each occurrence a fine of up to \$10,000. Other program limitations and eligibility requirements apply, not all households may be eligible. See TexasRentRelief.com for details. Funds may no longer be available by the time a household applies.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, March 17, 2021, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following items and at which time all interested persons will be heard:

Dana Hickey, authorized agent and applicant, Riviera Praise & Worship Church, owner, requesting the rezone of COOPER 2, BLOCK 3, LOT 15, 16, (EXEMPT) also known as 803 W Yoakum, Kingsville, Texas from R1 (Single-Family) to R3 (Multi-Family).

The meeting will be held at City Hall, 400 West King, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the Planning Department at (361) 595-8055.

PUBLIC HEARING NOTICE

The City Commission of the City of Kingsville will hold a Public Hearing Monday, March 22, 2021 at 5:00 p.m. wherein the City Commission will discuss and act on the following item and at which time all interested persons will be heard:

Dana Hickey, authorized agent and applicant, Riviera Praise & Worship Church, owner, requesting the rezone of COOPER 2, BLOCK 3, LOT 15, 16, (EXEMPT) also known as 803 W Yoakum, Kingsville, Texas from R1 (Single-Family) to R3 (Multi-Family).

The meeting will be held at City Hall, 400 West King, Kingsville, Texas, in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361) 595-8002.

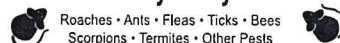


Let us help you keep rodents away!

Protect your family and pets with our safe and effective pest control solutions against these and other potentially harmful household pests.

*Ask about our affordable maintenance plans for a pest-free home

365 days a year!



816 N. 14th Street
Kingsville, TX 78363

7PCL #13343
595-RUDY
7 8 9 9

Commercial and Residential "Serving Kingsville, Bishop and the Surrounding Area"

ITEM #2



MEMO

Date: March 10, 2021
To: Planning and Zoning Commission Members
From: Uche Echeozo (Director of Planning and Development Services)
Subject: Revisions to City Ordinances.

Background:

The City's Master Plan is currently undergoing a review according to the adopted timetable (The Local Development Scheme). As a result, the City Ordinances would also need a do over in conformity with the emerging comprehensive plan. At the moment, work being carried out within the Planning and Development Services department reveal the urgent need to update the code of Ordinances especially as they relate to Chapter XV.

Consequently, Staff have isolated certain sections of the said Chapter for your consideration and recommendation to the City Commission. A major aspect to these changes includes the fee schedule (bringing it up to date with current trends) as well as ensuring certain sections of the Code are in conformity with the adopted ICC (International Code Council) codes 2018.

Based on the foregoing, we recommend approval to the attached revisions of the presented Ordinances.

Thank you.

A handwritten signature in black ink, appearing to read "Uche Echeozo", with a long horizontal flourish extending to the right.

Uche Echeozo
Director of Planning and
Development Services

Revisions to city ordinance

- 15-1-2 added reasonably before safe - to provide clarity and conformity with ICC
- 15-1-6(B)(1)(a) strike out \$25.00 add \$50.00 - current reinspection fees do not cover the cost of sending out an inspector again.
- 15-1-6(B)(1)(b)1. Strike out \$0.16 replace with \$0.30. Strike out \$10 Replace with \$25. Strike out of \$30.00 replace with “based on inspection and review requirements” - This change is to reflect permit fees that would allow the department to be self sustaining as is the intention of the permit fee. The fees have not changed in 20 years
- 15-1-6(B)(1)(b)3. Strike out \$0.10 replace with \$0.20
- 15-1-6(B)(1)(c) added section (c) A plan review fee shall be paid upon submission of permit for review as listed below. These fees will be credited to any plan review or administrative fees set forth in later sections of this ordinance.
 - 1. \$250.00 for new single family residential construction
 - 2. \$500.00 for new multi family residential
 - 3. \$500.00 for new commercial construction
 - 4. \$25.00 for any plumbing, mechanical or electrical permit.
 - 5. \$25.00 for any accessory building
 - 6. \$25.00 for signs
 - 7. \$25.00 for residential remodel
 - 8. \$25.00 for commercial tenant finish out
 - 9. \$35.00 Fence permit
- The purpose of the plan review fee/administrative fee is to provide the upfront plan review fee and administrative fee that our department incurs when a permit application is submitted whether or not it is continued by the contractor
- 15-1-6(B)(4) Strike out 107.3 and replace with 109 - represents fees in the 2018 IBC
- 15-1-6(B)(6) Strike out of the building and replace with “of the plan review”. - the intent of removing valuation based fees.
- 15-1-6(B)(7) Strike out \$25.00 replace with \$50.00. - Current after hours inspection fees do not cover the cost of sending an inspector out
- 15-1-6(B)(8) Strike out \$25.00 replace with \$50.00. - Updated fee better representing surrounding areas. Also our initial permit fees are not including multiple inspections on the same item
- 15-1-7 add “The final valuation applied to the project is subject to Building Department approval” - adding this phrasing to allow for valuations to be minorly altered where required or none are provided. Also allowing leeway for the building department to second guess valuations, since we will no longer be doing a valuation based permit fee this should not be an issue
- 15-1-8 strike out . The fence or screen enclosure of the pool shall be at least four feet in height and shall not exceed six feet in residential pools. Openings in the fence shall not permit the passage of a four-inch diameter sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates. And replace with “by a barrier in compliance with section 305 of the 2018 International Swimming Pool and Spa Code” - This will remove the fence height conflict of 6’ vs 6’6” created when a pool is installed and also allow alternate means and methods like safety covers where applicable
- 15-1-11(A) strike out “No entity shall furnish water, sewer, electricity, gas, or other public utilities unless at the time of making application for service a valid certificate of occupancy duly executed by the Building Official is presented.” Replace with “ The

ORDINANCE NO.2021-_____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES BY AMENDING CHAPTER XV, ARTICLE 1-BUILDING REGULATIONS, SECTIONS 2, 6-8, 11, 23, 40, & 60, AND ARTICLE 6-ZONING, SECTIONS 91 & 143, REVISING SECTIONS FOR COMPLIANCE WITH EXISTING INTERNATIONAL BUILDING CODES; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, the City recently adopted the 2018 versions of the International Building Codes and staff has been working to review the City Code of Ordinances to locate sections that may need to be updated for consistency with the new IBC versions;

WHEREAS, staff has located some ordinance sections that need to be updated and makes the recommended changes below to be consistent and reduce confusion for developers;

WHEREAS, the Planning & Zoning Commission has met to discuss and consider the recommended changes and met on **March 17, 2021** where they recommended adoption of the revisions contained herein;

WHEREAS, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

I.

THAT Section 15-1-6 of Article 1: Building Regulations of Chapter XV, Building Code, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

...

§ 15-1-2 ADOPTION BY REFERENCE.

The purpose of this subarticle is to provide minimum standards, provisions and requirements for **reasonably** safe construction, alteration and modification of buildings within the city. All such construction, alteration and modification of buildings within the corporate limits of the city shall conform to the requirements of this subarticle and to the specifications, rules and regulations entitled *International Building Code 2018 Edition*, approved and adopted by the Southern Building Code Congress International with all appendices thereto. Such edition is incorporated herein by reference and made a part of this subarticle as if fully set forth herein. When such edition conflicts with local regulations and ordinances, all locally adopted regulations and ordinances shall prevail. The *International Building Code*, 2018 Edition, shall apply to the construction, alteration,

repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

...

§ 15-1-6 SCHEDULE OF PERMIT FEES.

(A) On all repairs or alterations to existing buildings or on construction of other than buildings, fees will be based on a flat fee as restated in subdivision (B)(1) hereof shall apply.

(B) The permit fee for all new buildings or additions to existing buildings where the floor area is increased, shall be as follows:

(1) (a) Permit fees for remodeling, repair, or alterations to existing buildings will be charged on a flat fee basis. A project with one inspection or more, if necessary, (that is not a re-inspection) will be charged a flat fee of \$100.00 dollars. Duplexes, apartments, hotels, and motels shall be charged an additional fee of \$10.00 per unit. Permit fees for roof repairs shall be charged a permit fee of \$0.06 per square foot. When the work performed does not meet the code requirements and a reinspection is required, a reinspection fee of ~~\$25.00~~ \$50.00 will be charged for each reinspection.

(b) Permit fees; new buildings and additions.

1. All buildings shall be charged a permit fee of ~~\$0.16~~ \$0.30 per square foot. The minimum fee shall be ~~\$40~~ \$25. Duplexes, apartments, hotels, and motels shall be charged an additional fee of \$10.00 per unit. A Construction Site Office shall be charged a permit fee ~~of \$30.00~~ based on inspection and review requirements.

2. In applying paragraph 1. of this subdivision (b), square footage shall be determined by including each floor level including basements and cellars, mechanical rooms, storage areas, lofts, balconies, porches, sun decks, covered patios, breezeways, carports, garages, sheds and other similar areas.

3. *Moved buildings or structures.* A fee of ~~\$0.10~~ \$0.20 per square foot shall be charged for the issuance of any permit for a moved building or structure.

(c) A plan review fee shall be paid upon submission of permit for review as listed below. These fees will be credited to any plan review or administrative fees set forth in later sections of this ordinance, should those fees be in excess of the fees stated below:

1. \$250.00 for new single family or two-family residential construction

2. \$500.00 for new multi-family residential

3. \$500.00 for new commercial construction

4. \$25.00 for any plumbing, mechanical or electrical permit.

5. \$25.00 for any accessory building

6. \$25.00 for signs

7. \$25.00 for residential remodel

8. \$25.00 for commercial tenant finish out

9. \$35.00 Fence permit.

- (2) *Moving buildings or structures.* A fee of \$110.00 shall be charged for the issuance of any permit for the moving of a building or structure.
 - (3) *Demolition of building or structure.* A fee of \$75.00 shall be charged for issuing a permit for the demolition of any building or structure.
 - (4) *Plan-checking fee.* A plan-checking fee shall be paid at the time of submitting plans and specifications for review of commercial projects. The plan-checking fee shall be equal to one half of the building permit fee as set forth in § 107.3 of the *International Building Code*. Such plan-checking fee is in addition to the building permit fee. A Plan Update or Revision fee shall be charged equal to 50% of the original Plan Review fee and shall be payable upon submission of update or revision.
 - (5) *Starting work without permit.* Where work for which a permit is required by this code is started or proceeded with prior to obtaining the permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.
 - (6) (5) *Investigation fee.* The fee for any investigation required for building construction is equal to the cost of the building of the plan review.
 - (7) (6) *After hours inspection fee.* The cost of performing and inspection after regular business hours is equal to \$25.00 \$50.00 per hour with a 2 hour minimum charge.
 - (8) (7) *Reinspection fee.* When the work performed does not meet the code requirements and a reinspection is required, a fee of \$25.00 \$50.00 will be charged for each reinspection.
- (9) (8) *Refunds on permits.* No refund will be granted on individual permit fees assessed at the minimum fee amount for a specific type of permit. Refunds of permit fees greater than minimum fee amounts may be made at a rate not to exceed 75% of that portion of the fee in excess of the minimum fee amount provided: (a) no work has commenced, (b) no inspections have been made, and the refund claim is submitted within 180 days after the issuance of the permit. Refund claims must be submitted in writing with a copy of the permit receipt.

§ 15-1-7 BUILDING PERMIT VALUATIONS.

If, in the opinion of the Building Department, the valuation of building, alteration or structure appears to be underestimated in the application, permit shall be denied, unless the applicant can show detailed estimated cost to meet the approval of the Building Department. Permit valuations shall include total cost, such as electrical, gas, mechanical, plumbing equipment and other systems, including materials and labor. The final valuation applied to the project is subject to Building Department approval.

§ 15-1-8 SWIMMING POOLS; ENCLOSURE REQUIRED.

Prior to first filing and final inspection, all swimming pools shall be completely enclosed. The fence or screen enclosure of the pool shall be at least four feet in height and shall not exceed six feet in residential pools. Openings in the fence shall not permit

the passage of a four-inch diameter sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates, by a barrier in compliance with section 305 of the 2018 International Swimming Pool and Spa Code.

...

§ 15-1-11 CERTIFICATE OF OCCUPANCY REQUIRED.

- (A) ~~No entity shall furnish water, sewer, electricity, gas, or other public utilities unless at the time of making application for service a valid certificate of occupancy duly executed by the Building Official is presented. The Building Official shall have the authority to suspend water, electricity, gas or other public utilities if a Certificate of Occupancy is not provided or is revoked.~~
- (B) There shall be two types of certificates of occupancy. These shall be designated as an Interim Certificate of Occupancy and a Permanent Certificate of Occupancy.
 - (1) An Interim Certificate of Occupancy may be issued by the Building Official for use in necessary construction ~~on the premises only~~. The fee for an interim Certificate of Occupancy shall be \$3.00 per day for the first 30 calendar days; \$6.00 per day for the second 30 calendar days; and \$10.00 per day for each calendar day thereafter. The fees for such Interim Certificate of Occupancy shall be tendered prior to the issuance of such Interim Certificate of Occupancy. ~~An Interim Certificate of Occupancy shall be required for water utility service only. The Interim Certificate of Occupancy shall be valid a maximum of 180 days unless approved in writing by the Building Official.~~
 - (2) A Permanent Certificate of Occupancy shall be issued when the Building Official determines that the proposed structure meets all applicable laws and ordinances, and not before. The fee for a Permanent Certificate of Occupancy shall be \$25.00. An additional fee of \$15.00 per floor shall be charged for multi-story buildings. A Permanent Certificate of Occupancy shall not be subject to renewal, and shall be valid as long as the premises for which it was issued meets all applicable codes and utility services are not terminated for any reason to such premises, whichever occurs first.

...

§ 15-1-23 SCHEDULE OF PERMIT FEES.

The permit fees for all new buildings, or additions to existing buildings where the floor area is increased, shall be as follows:

- (A) Except for a specific fee set forth below, permit fees for remodeling or alterations to existing buildings costing in excess of \$100.00 shall be charged a permit fee of ~~\$0.03~~ **\$0.15** per square foot. Duplexes, apartments, hotels and motels shall be charged and additional fee of \$10.00 per unit.

Plumbing Permit Fees	
For each issuing permit	\$25.00

Plus the following when provided:	
- For each plumbing fixture, floor drain or trap, including water and drainage piping	2.50
- For each house sewer	5.00 <u>10.00</u>
- For each house sewer having to be replaced or repaired	5.00 <u>10.00</u>
- For each cesspool	5.00 <u>10.00</u>
- For each septic tank and seepage pit or drainfield	10.00
- For each water heater and/or vent	2.50 <u>10.00</u>
- For installation, alteration or repair of water piping and/or water-treating equipment	5.00
- For repair or alteration of drainage or vent piping	5.00
For vacuum breakers or backflow protective devices installed subsequent to the installation of the piping or equipment served:	
- One to five	2.50
- Over five, each	1.50
Investigation fee	Permit fee
Reinspection fee	25.00 <u>50.00</u>
Outside city limits fee	25.00 plus permit fee
The permit fee shall be doubled, if work is started before the permit is issued.	

(B) *Permit fees for new buildings and additions.* All buildings shall be charged a permit fee ~~\$0.04~~ \$0.15 per square foot. The minimum fee shall be \$20.00. Duplexes, apartments, hotels and motels shall be charged an additional fee of \$10.00 per unit.

- (C) *Moved buildings or structures.* A fee of ~~\$0.04~~ \$0.15 per square foot shall be charged for the issuance of any permit for a moved building or structure.
- (D) *Refunds on permits.* No refund will be granted on individual permit fees assessed at the minimum fee amount for a specific type of permit. Refunds of permit fees greater than minimum fee amounts may be made at a rate not to exceed 75% of that portion of the fee in excess of the minimum fee amount provided: (1) no work has commenced, (2) no inspections have been made, and (3) the refund claim is submitted within 180 days after the issuance of the permit. Refund claims must be submitted in writing with a copy of the permit receipt.

...

§ 15-1-40 SCHEDULE OF PERMIT FEES.

(A) The fees for gas permits as set forth in Section 106.6.2 of the International Fuel Gas Code, 2018 Edition, are hereby established. A separate permit is required for each address.

Schedule of Permit Fees	
For issuing each permit	\$5.00 <u>25.00</u>
One to four outlets (inclusive)	\$5.00 <u>10.00</u>
Each additional outlet	\$1.00
Conversion burners, floor furnaces, incinerators, boilers, central heating, or air conditioning	\$5.00 <u>10.00</u>
Each additional	\$1.00
Vented wall furnaces and water heaters (first unit)	\$2.50 <u>10.00</u>
Each additional	\$1.00 <u>5.00</u>
Reinspection fee	\$5.00 <u>50.00</u>

(B) If any person commences any work before obtaining the necessary permit and inspection, fees shall be doubled; and any and all fees shall be paid by the person to whom the permit is issued.

(C) If the inspector determines that public safety has been endangered, a complaint shall be filed in Municipal Court. Upon receiving a conviction, the person shall have their license revoked as follows:

- (1) 1st conviction 3 months revocation
- (2) 2nd conviction 6 months revocation
- (3) 3rd conviction 12 months revocation
- (4) 4th conviction 2 year revocation
- (5) 5th conviction permanently revoked

...

§ 15-1-60 PERMITS AND FEES; ELECTRICAL INSPECTION.

(A) *Permits required.* It shall be unlawful for any person to install or cause to be installed, or to permit any person to install, any electrical wiring, fixtures or equipment, or to make any alterations, additions or repairs within the city limits without first obtaining a permit to do so as issued by the inspector, except as provided herein. There shall be one permit for each building for which rough work for electrical conductors, or where electrical equipment is installed. Accessory buildings, tourism cottages or group houses shall not be considered separate buildings when work is classed as one project to be completed at one time; unless separate meter loops or switches are installed thereon.

(B) *Permits not required.* No permit shall be required for minor repairs or maintenance work, replacement of tamps or for connecting portable electrical equipment to permanently installed receptacles of a suitable nature. No permit shall be required of an established refrigeration firm for the replacing of a refrigeration motor by another motor of the same horsepower and rating, solenoid valves, low pressure controls, or other controls that are a part of the refrigeration system provided the electrical supply to same has been or is properly installed by a licensed electrician. No permit shall be required for the installation of electrical conductors or equipment to be installed by or for a public utility corporation in duly executing their services as outlined in their franchise. No permit shall be necessary for any work involved in the manufacturing, testing, servicing, altering, or repairing of electrical equipment or apparatus so long as the work does not include any permanent wiring.

(C) *Permit fees.* There is a minimum permit fee of \$25.00. Before proceeding with the installations, alteration of or the addition to any electrical wiring or equipment within or on any building, structure, or premises, publicly or privately owned within the corporate limits, the master electrician in charge of such proposed work shall first file with the inspector an application requesting a permit and pay fees to the Permit Clerk in accordance with the schedule contained herein.

(1) *Permit fees required.* The permit fees for all new buildings, or additions to existing buildings where the floor area is increased shall be as follows:

- (a) Except for specific fees set forth below, permit fees for remodeling, repairs or alterations to existing buildings costing in excess of \$100.00 shall be charged a permit fee of ~~\$0.04~~ 0.15 per square foot. Duplexes, apartments, hotels and motels shall be charged an additional fee of \$10.00 per unit.

Permit Fees	
Admin Review Fee	\$ 25.00
Circuits	\$ 2.00
Fixtures	0.30 <u>0.50</u>
Motors, one hp and smaller	1.25
Motors, one to five hp	3.75
Motors, five to ten hp	4.75
Motors, ten to 25 hp	7.25
Motors, over 25 hp	10.00
Electrical Services:	
Temporary	10.00 <u>25.00</u>
100 amps or less	7.00
101 to 200 amps	9.50
201 to 400 amps	17.00
401 to 1,000 amps	25.00
1,001 to 1,600 amps	30.00
Over 1,600 amps	32.00
Each additional meter	8.00
Sub-feeders (commercial only):	
100 amps or less	7.00
101 to 200 amps	9.50

201 to 400 amps	17.00
401 to 1,000 amps	25.00
1,001 to 1,600 amps	30.00
Over 1,600 amps	32.00
Transformers:	
0—10 kw	6.00
Each additional kw or fraction thereof	0.40
Heaters, 5 kw and less	12.00
Each additional kw or fraction	0.40
Equipment:	
Motion picture projectors	15.00
X-ray, cat-scan, etc.	15.00
Elevators/escalators	15.00
Gasoline pump	10.00
Swimming pool, sauna or hot tub	15.00
Welding machines	10.00
Other	10.00
Central heat or air conditioning:	
Up to 3 hp	5.00
Over 3 hp per hp or fraction	1.00
Reinspection fee	25.00

Permit issuing fee for issuing all permits, with the exception of meter inspection requests	5.00
Existing facility inspection fee:	
Residential meter inspection	20.00
Nonresidential meter inspection	20.00
Investigation fee	Permit fee
After hours inspection fee	25.00 50.00 per hour, two hour minimum
Signs (electrical work only) will be based according to actual electrical installations to connect service to sign.	
If electrical work is started without permit, the penalty shall be \$150.00 for the first offense, compounded by \$150.00 for each additional offense.	

- (b) Permit fees for new buildings and additions. All buildings shall be charged a permit fee of ~~\$0.06~~ 0.15 per square foot. The minimum fee shall be \$25.00. Duplexes, apartments, hotels and motels shall be charged an additional fee of \$10.00 per unit.
- (c) Moved buildings or structures. A fee of \$0.10 per square foot shall be charged for the issuance of any permit for a moved building or structure.
- (d) Refunds on permits. No refund will be granted on individual permit fees assessed at the minimum fee amount for a specific type of permit. Refunds of permit fees greater than minimum fee amounts may be made at a rate not to exceed 75% of that portion of the fee in excess of the minimum fee amount provided: no work has commenced, no inspections have been made, and the refund claim is submitted within 180 days after the issuance of the permit. Refund claims must be submitted in writing with a copy of the permit receipt.
- (e) Penalties.
 1. If electrical work (which requires a permit) is started without a permit, the penalty shall be \$150.00 for the first offense, compounded by \$150.00 for each additional offense. There is no cap on the maximum number of offenses.
 2. Example:
 - a. First offense: \$150.00
 - b. Second offense: \$300.00

- c. Third offense: \$450.00
- 3. An additional penalty of \$150.00 per incident shall apply to each of the following:
 - a. Electrical work performed within the city limits by unlicensed electricians.
 - b. Any company that hires unlicensed electricians to perform permitted electrical work within the city limits.
 - c. Failure to produce electrical license while performing electrical work.
 - d. Starting work without first obtaining a permit.

...

§15-6-91 SIDE YARD.

(A) The minimum required side yard for uses in various districts shall be in accordance with the schedule indicated on the Space Requirement Chart (Appendix B), except that where a lawfully existing building at the effective date of this article has a smaller side yard than prescribed, it may be altered provided such alteration in no way increases the degree of nonconformity and provided all other requirements are satisfied. No side yard may hereafter be reduced below the minimum requirement set forth.

(B) Special side yard regulations.

(1) Every part of the required side yard shall be open and unobstructed except for the normal projections of window sills, belt courses, cornices, chimneys, and other architectural features projecting no more than 12 inches into the required side yard and roof eaves projecting no more than 36 inches into the required side yard.

(2) Attached dwellings. Where a fire wall of a dwelling, garage, or carport is located on a property line, the roof shall be so designed and constructed as not to drain water onto the adjoining lot.

(3) Whenever any use or district not normally requiring a side yard adjoins a use or district in which side yards are required, a minimum five foot side yard shall be maintained.

(4) A one-family attached dwelling separated from another by a fire or party wall need not provide a side yard except that no complex of attached one-family dwellings shall exceed 300 feet in length. A minimum required side yard of five feet shall be provided so that any building shall be at least ten feet from any other building.

(5) A complex of multiple-family dwelling units shall maintain a minimum side yard separation of ten feet so that any two adjacent complexes shall be at least 20 feet apart.

(6) Gasoline pumps shall be located at least ten feet from any side property line.

(7) Any building within five feet of a side yard must satisfy a ~~four-hour~~ fire wall standard as established in the international building codes, unless a common wall agreement exists and is recorded upon the deed.

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§ 15-6-143 TIME LIMITS ON BUILDING PERMITS.

Building permits secured under the provisions of this article shall be rendered null and void if construction is not begun within six months of issuance of the permit, the construction is not completed within one year of the issuance of the permit, Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. Or, should this article be amended, prior to the start of construction, in such manner as to make the construction or intended use illegal, then the applicant may reapply for a permit in such cases, but shall be treated as a new applicant being evaluated in light of all ordinances currently in effect, following all procedures and paying all fees as would be required for the initiation of new construction.

...

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

INTRODUCED on this the 22nd day of March, 2021.

PASSED AND APPROVED on this the 12th day of April, 2021.

Effective Date: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

Schedule of Fees

reference:
Tyler, TX

Residential Construction - New Construction

Commercial, Non-Residential and Industrial Construction

Residential Alteration, Additions, Repairs

Cooling and Heating Systems

Plumbing Permits

Electrical Permits

Sign Permits

Demolition Permits

House Moving Permits

Miscellaneous Permits

Residential Construction - New Construction

Minimum Fee (\$50.00)

Building Area (in square feet)	Cost Per Square Feet
All New Construction	\$0.25

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Building Area (in square feet) Cost Per Square Feet

Commercial, Non-Residential and Industrial Construction

New Construction, Alterations, Additions and Repairs

Minimum Fee (\$50.00)

\$1,001 to \$50,000	\$50.00 plus \$5.75 per \$1,000 or part thereof
\$50,001 to \$100,000	\$331.74 for the first \$50,000 plus \$4.60 for each additional \$1,000 or part thereof to and including \$100,000
\$100,001 to \$500,000	\$561.74 for the first \$100,000 plus \$3.68 for each additional \$1,000 or part thereof to and including \$500,000
\$500,001 and up	\$2,033.74 for the first \$500,000 plus \$2.94 for each additional \$1,000 or part thereof

Residential Alteration, Additions, Repairs

Area (in square feet) Cost Per Square Feet

All Additions, Alterations, Repairs \$0.35

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chatbot, let's talk.

Area (in square feet)**Cost Per Square Feet**

Cooling and Heating Systems

Item	Permit Cost
New heating, ventilation, duct work, air-conditioning, refrigeration systems	\$50.00 Minimum Fee (Residential & Commercial may vary)
Repairs, alterations and additions	\$50.00 Minimum Fee (Residential and Commercial may vary)
Mechanical Commercial Hood	\$50.00
Re-inspection Fees	\$50.00

Plumbing Permits

Item	Permit Cost
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Item **Permit Cost**

Fixtures

- Water Closet
- Sink
- Lavatory or Basin
- Laundry or Wash Tray
- Bathtub
- Shower
- Grease Trap
- Drinking Fountain
- Urinal
- Floor Drain
- Beer or Soda Bar
- Fixed Washing Machine
- Wall Heater
- Sewer Service
- Water Service

\$6.00 each fixture

Gas Openings

\$20.00 for the first 10 openings
\$0.50 each additional opening

Boiler

\$50.00

Gas Meters (additional)

\$15.00 each

Sand/Grease/Grit Trap

\$50.00

Temporary Service

\$50.00

Yard Irrigation

\$50.00

Re-inspection Fee

\$50.00

Electrical Permits

Item	Permit Cost
Minimum Fee Circuits	\$50.00 \$4.00 for the first 3 circuits \$1.75 each additional opening
Switches, Base Plugs, and Fixtures (totaled together)	\$4.00 for the first 5 \$0.35 each additional
Dryer	\$3.50
Electrical Water Heater	\$3.50
Heating Unit	\$3.50
Motor (1/2 HP to 5 HP)	\$3.50
Motor (over 5 HP)	\$12.00
Range	\$3.50
Sanding Machine	\$3.50
Saw Service	\$30.00
Sign	\$30.00
Smoke Detector	\$3.50 each
Swimming Pool (Electrical Permit)	\$50.00
Temporary Service	\$50.00

Electrical Licenses and Registration

The City of Tyler requires all electricians performing work in Tyler to be licensed by the State of Texas. We no longer issue city licenses, but registration is required. A state Electrical Contractor's License is necessary.

Sign Permits

Type	Size	Fee
Wall Sign / Façade Sign	Less than 50 square feet	\$35.00
Wall Sign / Façade Sign	More than 50 square feet	\$60.00
Awning Sign	Less than 50 square feet	\$60.00
Awning Sign	More than 50 square feet	\$80.00
Projection Sign	Under 50 square feet	\$60.00
Freestanding / Monument Sign	Less than 50 square feet	\$60.00
Freestanding / Monument Sign	More than 50 square feet	\$80.00
Electronic Message Center		\$150.00
Directional Sign		\$35.00
Neo, Argon, or Other Gas Tubing on any Building		\$70.00
Billboard	Single face	\$150.00
Billboard	Double face	\$300.00

Sign Erectors Licenses

Sign Contractor's Registration: \$50.00

Sign Bond (\$5,000.00 bond to be furnished to the City each year or a continuation certificate from a bonding company, bond to expire December 31st each year, same as the license).

If sign is illuminated, work must be performed by an electrician licensed by the State of Texas for sign work.

Demolition Permits

Permit Type Permit Cost

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Permit Type	Permit Cost
Residential	\$50.00
Residential Accessory Buildings	\$50.00
Commercial or Industrial	\$60.00 for first 2,000 square feet of building plus \$2.50 for each additional 100 square foot

All demolition permits require a bond furnished to the City of Tyler

Residential Bond

Square Footage	Bond Amount
Less than 500 square feet	\$100.00
501 to 750 square feet	\$150.00
751 to 1,000 square feet	\$200.00
More than 1,001 square feet	\$300.00

Commercial Bond

Square Footage Permit Cost Less than 1,200 square feet \$1,000.00 More than 1,200 square feet \$2,000.00

House Moving Permits

Square Footage	Permit Cost
Less than 500 square feet	\$75.00
501 to 750 square feet	\$85.00
751 to 1,000 square feet	\$100.00

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Square Footage	Permit Cost
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More than 1,001 square feet	\$150.00
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House Mover Registration

Permit Type	Permit Cost
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House_Mover_Registration	\$50.00
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House Mover Bond	See State requirements
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All moving permits require a five thousand dollars (\$5,000) bond furnished to the City of Tyler. See [City of Tyler, Texas Code of Ordinances](#) for more information.

Miscellaneous Permits

Permit Type	Permit Cost
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Carnival	\$150.00
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Certificate of Occupancy	\$80.00
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Clean and Show	\$50.00
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Circus	\$150.00
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Construction Noise Exemption	\$50.00
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Driveway Permit (Commercial)	\$50.00
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Driveway Permit (Residential)	\$50.00
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Floodplain Development Permit	\$50.00
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Grading Permit (Commercial)	\$50.00
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Permit Type	Permit Cost
Grading Permit (Residential)	\$50.00
Mobile Home	\$50.00
Parking Lot	\$50.00 + \$2.50 for each \$1,000.00 valuation
Passenger Elevators (each unit)	\$50.00
Satellite Dish	\$50.00
Passenger Elevators (each unit)	\$50.00
Temporary Sign/Banner Permit	\$10.00 if in City Right of Way
Temporary Use Permit	\$35.00
Transient Vendor Permit	\$150.00
Solar Panel (Residential)	\$100.00 + Electrical Permit
Roof Replacement (Residential)	\$100.00
Swimming Pools (Residential)	\$150.00



Building Permit Fees

City of Big Spring, Texas

Per Sections 20-1 and 20-2 of the Code of Ordinances, revised as of July 29, 2019

Residential Construction	2
Commercial Construction	2
Electrical	3
Gas	3
Plumbing	3
Mechanical	3
Signs & Billboard	4
Miscellaneous Permit Fees	4
Water Tap	5
Sewer Tap	5

Residential Construction

Single-Family Dwelling	\$0.25/sq. ft.
Multi-Family Dwelling <i>(Each clubhouse, office, laundry, etc. shall be counted as one unit)</i>	\$304/unit
Residential Alteration	\$0.20/sq. ft., Minimum Fee \$80
Residential Addition	\$0.25/sq. ft., Minimum Fee \$170
Residential Plan Review	25% permit fee
Mobile Home	\$150
Garage	\$50/vehicle
Carport	\$25/vehicle
Accessory structure - Up to 400 sq. ft.	\$40
Accessory structure - 401+ sq. ft.	\$40 + \$0.20/sq. ft.
Fence or Retaining Wall	\$25
Roofing/Re-roofing	\$50
Swimming pool, In-ground	\$145
Solar energy system	\$55 + \$30/hr for plan review
Moving Fee	\$100
Demolition - One Story	\$50
Demolition - Additional Story	\$25
Curb Cut - Residential	\$25/each
Zoning Board of Adjustments Charge	\$100

Commercial Construction

Up to 2,500 sq. ft.	\$725
2,501 to 10,000 sq. ft.	\$195 + \$0.21/sq. ft.
10,001 to 50,000 sq. ft.	\$484 + \$0.19/sq. ft.
50,001 to 100,000 sq. ft.	\$1455 + \$0.17/sq. ft.
100,001 to 300,000 sq. ft.	\$2415 + \$0.16/sq. ft.
Over 300,000 sq. ft.	\$5333 + \$0.15/sq. ft.
Shell Building (includes parking garages and modular buildings)	80% permit fee
Interior finish, repairs, or remodel	50% permit fee
Commercial Plan Review	25% permit fee
Certificate of Occupancy (New Owner/Occupant)	\$75
Accessory structure - Up to 400 sq. ft.	\$40
Accessory structure - 401+ sq. ft.	\$40 + \$0.20 sq. ft.
Fence or Retaining wall	\$40
Roofing/Re-roofing	\$75
Swimming Pool	\$210
Fuel Tanks (installation, repair, or replacement)	\$75

Moving Fee	\$250
Demolition - One Story	\$150
Demolition - Additional Story	\$50
Curb Cut - Commercial	\$25/each
Zoning Board of Adjustments (ZBA) Charge	\$200

Electrical

General Electrical Work including, but not limited to: Meter Loop, new, upgrade, move, or change (per unit, per meter) Temporary meter loop, power pole, or service on structure Electrical Safety Inspection	\$40
Rewire - Residential	\$40 + \$0.02/sq. ft.
Rewire - Commercial	\$40 + \$0.04/sq. ft.

Gas

Gas service, new or repair	\$40
Gas opening	\$2/opening

Plumbing

Water Line, new or repair	\$40
Sewer Line, new or repair	\$40
Water Heater	\$40
Each fixture	\$2/fixture
Lawn sprinkler system - Residential & Commercial	\$40 + \$0.25/head
Fire Suppression Sprinkler System	\$50 + \$0.02/sq. ft. of sprinkled area

Mechanical

0-5 tons HVAC cooling, 150,000 BTU gas or 25 KW electric heat, package unit or roof top unit	\$50
5.5 to 15 tons HVAC cooling, \$150,001 to 250,000 BTU gas or 26-50 kw electric heart, package unit or roof top unit	\$80
15.1+ tons HVAC cooling, 251,000+ BTU gas or 51+ kw electric heart, package unit or rooftop unit	\$150
Commercial Vent-a-Hood	\$50

Signs & Billboard

Type A,B,C,D,&F - Up to 50 sq. ft.	\$40
Type A,B,C,D,&F - 51 to 100 sq. ft.	\$75
Type A,B,C,D,&F - 101+ sq. ft.	\$115
Type E	\$750

Miscellaneous Permit Fees

Permit Renewal - Up to 60 days after expiration	No fee
Permit Renewal - 61 to 180 days after expiration	50% of original fee
Permit Renewal - 181+ days after expiration	New application and full permit fee
Re-inspection - Residential	\$50
Re-inspection - Commercial	\$75

Water Tap

Improved: roadway, asphalt, paved		Unimproved: natural, undisturbed dirt	
Improved Roadway 50' or Less	Fee	Basis	
¾"	\$512	\$4.00 per L.F. after 50'	
1"	\$600	\$5.00 per L.F. after 50'	
2"	\$842	\$6.00 per L.F. after 50'	
4"	\$2,949	\$7.50 per L.F. after 50'	
6"	\$4,324	\$8.00 per L.F. after 50'	
8"	\$7,061	\$14.00 per L.F. after 50'	
Unimproved Roadway 50' or Less	Fee	Basis	
¾"	\$357	\$4.00 per L.F. after 50'	
1"	\$445	\$5.00 per L.F. after 50'	
2"	\$687	\$6.00 per L.F. after 50'	
4"	\$2,794	\$7.50 per L.F. after 50'	
6"	\$4,169	\$8.00 per L.F. after 50'	
8"	\$7,061	\$14.00 per L.F. after 50'	
Trench protection for depths below 5' to 8' will be an additional \$2.00 per L.F. and for depths below 8" will be an additional \$5.00 per L.F.			

Sewer Tap

Improved: roadway, asphalt, paved		Unimproved: natural, undisturbed dirt	
Improved Roadway 50' or Less	Fee	Basis	
4"	\$346	\$6.00 per L.F. after 50'	
6"	\$489	\$7.00 per L.F. after 50'	
Unimproved Roadway 50' or Less	Fee	Basis	
4"	\$265	\$4.00 per L.F. after 50'	
6"	\$365	\$5.00 per L.F. after 50'	
Trench protection for depths below 5' to 8' will be an additional \$2.00 per L.F. and for depths below 8" will be an additional \$5.00 per L.F.			

Sec. B. - Additional fees specific to building permitting.

- (a) Building permit fees for work other than new commercial construction and additions, shall be based on the schedules below:

Building Permit Fee Schedule A Residential

Type	Permit Fee
New Construction and Addition	\$0.50 per square foot
Remodel	\$0.25 per square foot
Fence	\$50.00
Shed, Storage Building, Car Port	Built on Site/\$75.00, Pre-Built/\$50.00
Pool	Above Ground/\$100.00, In Ground/\$200.00
Foundation	\$150.00
Foundation Repair	\$75.00
Flat Work, Driveway, Patio, Sidewalk, Deck, Porch, Stairs	\$0.25 per square foot
Roofing	\$75.00
Siding, Brick, Exterior Veneer	\$100.00
Mobile/Manufactured Home Placement (Does not include trades)	\$50.00
Misc. Structures (Gazebos, Pergolas, Archways, Patio Covers)	\$35.00
Retaining Walls (Over 24 inches)	\$0.50 per linear foot
Misc. Residential	\$25.00

Building Permit Fee Schedule A Commercial

Total Valuation	Permit Fee
\$0.00—\$50,000.00	\$50.00 plus \$6.00 per \$1,000.00 or fraction thereof
\$50,001.00—\$500,000.00	\$350.00 plus \$5.00 per \$1,000.00 or fraction thereof
\$500,001.00 and above	\$2,600.00 plus \$4.00 per \$1,000.00 or fraction thereof

The above fees shall be paid with the application for a building permit for permits other than new construction or additions or items that do not have a square footage such as infrastructure, fences, swimming pool, retaining walls, etc.

- (b) Building permit fees for new construction or new additions, shall be calculated on square footage using the following table identified as Building Permit Fee Schedule B which is dependent upon the use and construction type.
- (1) Buildings with multiple (mixed) use groups shall be charged the applicable fee per use group.
 - (2) Shell buildings shall be charged a fee based on 80 percent of the calculated permit fee (0.80 x permit fee).
 - (3) When proposed work involves both remodel of existing and new construction/addition, the fee for the remodel will be based on the remodel valuation and the fee for the new construction/addition shall be based on the square footage.
 - (4) Permit fees are derived from ICC's most current published Building Valuation Data (BVD) fee schedule using a spreadsheet that has been set with an appropriate multiplier.

Reference Tables:

Occupancy Group Definitions

IBC Occupancy Group	ICC BVD Uses	2015 ICC Uses
A-1	Assembly, theaters, with stage	Theaters, auditoriums
A-1a	Assembly, theaters, without stage	Theaters, auditoriums
A-2	Assembly, nightclubs	
A-2a	Assembly, restaurants, bars, banquet halls	Restaurants
A-3	Assembly, churches	Churches
A-3a	Assembly, general, community halls, libraries, museums	Bowling alleys, libraries
A-4	Assembly, arenas	
B	Business	Banks, medical office, office
E	Educational	Schools
F-1	Factory and industrial, moderate hazard	Industrial plants
F-2	Factory and industrial, low hazard	Industrial plants
H-1	High Hazard, explosives	
H-2,3,4	High Hazard	
H-5	HPM	
I-1	Institutional, supervised environment	Convalescent hospitals, homes for the elderly

I-2	Institutional, incapacitated	Hospitals
I-2a	Institutional	Nursing homes
I-3	Institutional, restrained	Jails
I-4	Institutional, day care facilities	
M	Mercantile	Stores, service stations (mini-marts)
R-1	Residential, hotels	Hotels and motels
R-2	Residential, multiple family	Apartment houses
R-3	Residential, one- and two-family	Dwellings
R-4	Residential care, assisted living facilities	
S-1	Storage, moderate hazard	Service stations (canopies and service bays), warehouses
S-2	Storage, low hazard	Public garages, warehouse
U	Utility, miscellaneous	Residential garage, private garage

Construction Types

Type of User	Construction Type and Circumstances
Single-Family	Use R-3 Under Occupancy Group and VB under Construction Type for all aspects of all Single Family projects.

Small Businesses	Construction type for commercial projects/businesses varies according to type of material and size of project. Note that alterations or additions valued at \$50,000.00 or more and new construction projects valued at \$100,000.00 or more must involve a licensed design professional.
Design Professionals	Designer or design professional that prepared the plans for the building for which a building permit is sought may submit a building permit application. However, a permit can only be issued to a registered contractor.

- (c) New occupant permit. Prior to occupying an existing, previously occupied building or site, a certificate of occupancy for a change of use shall be required. The application fee shall be \$150.00.
- (d) Temporary certificate of occupancy. A fee of \$250.00 shall be paid to the city, and granted for only minor incompletions of a commercial project, such as irrigation and landscaping, and shall be good for 30 days. For each request for an extension of the temporary certificate of occupancy, a fee of \$100.00 shall be paid to the city.
- (e) Electrical fees. The following electrical fees shall be paid with an application for an electrical permit:

Electrical Permit Fee Schedule

Additional circuits\$10.00

Additions and/or repairs25.00

Commercial meter 120 volt, 120/240 single phase meter60.00

Commercial meter 240 volt, 120/240 three phase meter80.00

Commercial meter 277 volt, 277/480 single phase meter90.00

Commercial meter 480 volt, 277/480 three phase meter135.00

Electric motors first HP8.00

Electric motors additional HP3.00

Fee for issuing permit15.00

Fuel pumps or dispensers, each22.00

Manufactured home service connection	25.00
Manufactured structure service connection (commercial)	50.00
Mercury vapor—Parking pole fixtures	10.00
Meter put backs (remove and replace same)	17.50
Residential 231 amp to 400 amp meter	65.00
Residential 401 amp and larger	100.00
Residential 55 amp to 230 amp meter	45.00
Residential or commercial panel with one to six circuits	20.00
Residential or commercial panel with six to 24 circuits	40.00
Residential or commercial panel with 25 or more circuits	65.00
Residential—100 amp to 231 amp meter	55.00
Residential—231 amp to 400 amp meter	80.00
Residential—401 amp and larger	110.00
Residential—55 amp to 100	45.00
Sign circuit	10.00
Swimming pool circuit	12.50
Underground or in-slab, over 100 feet	7.50
Underground or in-slab, under 100 feet	5.00
Welder circuit	25.00
X-ray or MRI circuit	40.00

- (f) Plumbing fees. The following plumbing permit fees shall be paid with the application for a plumbing permit.

Plumbing Permit Fee Schedule

Bathtub	\$5.00
Dishwashing machine	5.00
Drinking fountain	5.00

- Fee for issuing permit15.00
- Stub out for future fixtures5.00
- General repairs30.00
- Grease trap5.00
- Irrigation outlet2.00
- Hose bib5.00
- Lavatory5.00
- Medical gas5.00
- RPZ valve5.00
- Sampling well5.00
- Service (P traps/drains)5.00
- Sewer lift station15.00
- Sewer line10.00
- Sinks (kitchen/mop/utility/etc.)5.00
- Shower (stall/group)5.00
- Urinal5.00
- Washing machine5.00
- Water closet5.00
- Water heater5.00
- Water line5.00
- Water softener5.00

(g) Mechanical fees. The following mechanical permit fees shall be paid with an application for a mechanical permit:

Mechanical Permit Fee Schedule

Total Valuation	Permit Fee
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\$0.00—\$1,000.00	\$25.00
\$1,001.00 and above	\$25.00 plus \$5.00 per \$1,000.00 or a fraction there of

- (h) Fuel gas fees. The following fuel gas permit fees shall be paid with an application for a fuel gas permit:

Fuel Gas Permit Fee Schedule

Gas line\$15.00

Gas test15.00

Fee for issuing permit15.00

- (i) Inspection fees. Inspection fees shall be as outlined in the fee schedule in section A. Reinspection fees must be paid by the person or agent to whom the permit was issued prior to any reinspection. Reinspection fees double with each failed inspection.
- (j) Refunds. The building official shall authorize the refunding of fees as follows:
- (1) The full amount of any fee paid hereunder that was erroneously paid or collected.
 - (2) Not more than 50 percent of the permit fee paid when no work has been done under a permit issued in accordance with this Code.
 - (3) Not more than 90 percent of the plan fee paid when an application for a permit for which a fee has been paid is withdrawn or canceled before any plan review effort has been expended.
 - (4) The building official may refund an amount he/she determines if some, but not all plan review effort has been expended and a permit has not yet been issued.

The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

- (k) All fees associated with this Schedule of Fees will be rounded down to the nearest whole dollar amount after the total amount of fees owed is calculated.

(Ord. No. 2018-21, § 7, 3-26-18; Ord. No. 2019-05, § 3, 1-28-19; Ord. No. 2019-34, § 2, 5-28-19; Ord. No. 2019-43, § 2, 6-24-19)

reference

CITY OF ARANSAS PASS

Building Department

600 W. Cleveland Blvd., Aransas Pass, TX 78336
361-758-3460 / 361-758-3457 Fax

The following shall be and constitute the Aransas Pass Schedule of Permits for registration and permit fees:

Contractor's Registration Fee

Every contractor who shall make or sublet contracts for installation or repair for which a permit is required shall be licensed and shall pay an annual fee. A license is for a one-year period ending the 30th day of September each year. The fees are as follows:

Contractor Registration \$100.00

Building Permit Fees

Total Valuation	Base Fee
\$101 to \$1,000	\$50.00
\$1,001 to \$50,000	\$75.00 for first \$1,000 plus \$10 for each additional thousand up to \$50,000
\$50,001 to \$100,000	\$565.00 for the first \$50,000 plus \$10 for each additional thousand up to \$100,000
\$100,001 to \$500,000	\$1,065.00 for the first \$100,000 plus \$6 for each additional thousand to \$500,000
\$500,001 and up	\$3,465.00 for the first \$500,000 plus \$4 for each additional thousand thereof

Demolition Fee/Building Moving Fees

For the demolition or moving of any building or structure the fee shall be \$100 plus a deposit of \$400, such deposit shall be returned when lots are cleaned and inspected.

Swimming Pool and Sign Permit Fees

Swimming pool, fence and sign permit fees shall be the same as those outlined in building permit fees.

Driveway and Paving Permit Fees

Driveway and paving permit fees shall be the same as those outlined in building permit fees.

Manufactured Housing Permits

Permit fees shall be based on the cost of the manufactured house and charged as outlined in building permit fees.

Plan Preview Fees

When a plan is required to be submitted, a plan review fee shall be paid to the City at the time of submitting plans and specifications for review:

One and Two family dwelling \$50.00

Multifamily and nonresidential construction shall be equal to one-third of the building permit fees. The fee for a certificate of occupancy for a new house or any business shall be \$80.00

Penalties

Where work for which a permit is required by this code begins or is proceeded prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

CORONAVIRUS, COVID-19 UPDATES (HTTPS://COVIDWACO.COM/)

Code Enforcement—Inspection Services

examples: pay bill, get permit, job application

Code Enforcement—Inspection Services

- Inspection Services** (/inspection.asp) Citizens Self-Service (https://selfservice.wacotx.gov/En...
- Credit Access Business (/inspection-credit-access.asp) **Code Enforcement** (/code-enforcement.asp)
- Building Standards Commission Meetings (http://wacoc... Green Tag- What To Do (/code-enforcement-green-tag...
- Red Tag- What To Do (/code-enforcement-red-tags.asp) **New Construction** (/inspection-new-construction.asp)
- Apply for Permit (https://selfservice.wacotx.gov/EnerGo... Construction Permits & Inspections (/inspection-constru...
- Bonding & Insurance (/inspection-new-construction.asp) Building Permit Fees (/inspection-construction-fees.asp)
- Electrical Permit Fees (/inspection-electrical-permit-fee... Plumbing Permit Fees (/inspection-plumbing-fees.asp)
- Mechanical Permit Fees (/inspection-mechanical-permi... Other Fees (/inspection-other-service-fees.asp)

Building Permits Fee Schedule

GENERAL CONSTRUCTION PERMIT FEES:

Minimum Permit Fee

\$50

Technology Fee	\$10
Non-refundable Plan Review Fee – 25% of the total building permit fee (deducted from final building permit fee)	
Residential structures (Single Family & Duplex) Living area/ non-living area per square foot & accessory structures	\$.20 per sq. ft.
Residential Green Tagged Structure Repair (construction only) does not include electrical, plumbing or mechanical repairs)	\$125
Residential Roofing	\$125
Residential Windows	\$75
Residential Siding	\$75
Residential Leveling	\$75
Residential Repairs & Alterations	\$200
Commercial Buildings (Occupancy groups: (A) Assembly, (B) Business, (E) Educational, (F) Factory/Industrial, (H) Hazardous (M) Mercantile, (R) Residential-Multi-family)	
First 100,000 square feet, per square feet	\$.20 per sq. ft.
Each additional square foot	\$.09 per sq. ft.
Commercial Buildings (Occupancy groups: (S) Storage and Shell Buildings)	
First 100,000 square feet, per square feet	\$.15 per sq. ft.
Each additional square foot	\$.08 per sq. ft.
Site Grading	\$50

	1/3 cost of bldg. permit
Foundation Only	
Swimming Pools	
Residential	\$75
Commercial	\$150
Microwave Towers, Wind Turbine Generators, Communication Towers	\$495
Repairs & Alterations to Existing Structures & Completion of Shell Buildings	
for first \$2,000 (minimum)	\$50
\$2,001 to \$50,000	\$5.50 per additional \$1,000
\$50,001 to \$100,000	\$265 first \$50,000, \$4.50 per additional \$1,000
\$100,001 to \$500,000	\$490 first \$100,000, \$3.50 per additional \$1,000
\$500,001 and up	\$1,890 first \$500,000, \$2.50 per additional \$1,000
Parking Lot Only - No Structure	
First 10,000 sq. feet	\$159.50

10,000 to 20,000 sq. feet	\$212
Over 20,000 sq. feet	\$283
<i>Non-refundable Plan Review Fee - 25% of total building permit fee (deducted from final building permit fee)</i>	
Demolition	
Residential Structure	\$50
Accessory Structure	\$36
Commercial Structure	
One-story	\$150
Multi-story	\$500
Structure Relocation	
Out of City	\$55
Within City	\$112
Temporary Certificate of Occupancy - 30 Days	\$100
First 15-Day Extension	\$150
Second 15-Day Extension	\$200
Re-Inspection Fee	\$55
This fee will be charged after the 2nd failed inspection and after each subsequent failed inspection.	

Waco City Departments >> (</departments.asp>)

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CITY OF LAKE JACKSON

www.lakejackson-tx.gov

25 OAK DRIVE • LAKE JACKSON, TEXAS 77566-5289 • 979-415-2400 • FAX 979-415-2530

Building Department Permit Fees

Building Permit Fees
Non Residential Dwelling

<u>Total Valuation*</u>	<u>Fees</u>
\$1,000 <	\$15.00 Base fee
\$1,001 - \$50,000	\$15.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00.
\$50,001 - \$100,000	\$260.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.00.
\$100,001 - \$500,000	\$460.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.00.
\$500,001 <	\$1,660.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof.

* Valuation based from the latest edition of the Building Valuation Data as published in the ICC Building Safety Journal.

Building Permit Fees
Residential Dwelling
New Construction

Per Sq. Ft

Single-Family – New Construction	\$0.45
Multi- Family – New Construction	\$0.35
All Alterations	\$0.30

Plan-Checking Fee

For all reviewable plans, a plan checking fee shall be paid to the City of Lake Jackson equal to one half of the building permit fee. This fee shall be paid in addition to the building permit fees.

Exception: Waived for owner doing own work with a valid Homestead Exemption.

Storm Water Permit Fees

Per acre or fraction thereof	\$45.00
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Mechanical Permit Fees

Per 1000 Sq. Ft of affected area

New Construction	\$40.00
Alteration/Repair	\$25.00

Electrical Permit Fees

Per 1000 Sq. Ft of affected area

New Construction	\$40.00
Alteration/Repair	\$25.00

Plumbing/Gas Permit Fees

Per 1000 Sq. Ft of affected area

New Construction	\$40.00
Alteration/Repair	\$25.00
Each Backflow Protection Device	\$25.00

Misc. Permit Fees

Per 1000 Sq. Ft of affected area

House Leveling	\$25.00
Residential Siding	\$25.00

Per Unit Installed

Windows/Doors 1-5	\$25.00
Each Additional	\$ 5.00

Banner	\$25.00
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Driveway Approach

Driveway Only Permit	\$20.00
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Fire Sprinkler System Permit Fees

Base Fee	\$135.00
Each sprinkler head	\$.50

Fire Alarm System Permit Fees

Base Fee Including main panel	\$135.00
Each Additional Panel	\$ 5.00
Each installed sensor	\$ 5.00

Fence Permit Fee

All fences new or replacement	\$25.00
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Building Moving Fee

For the moving of any building or structure, the fee shall be \$25.00.

Buildings shall meet the requirements for new construction.

Demolition Fee

For the demolition of any building or structure, the fee shall be \$25.00

Sign Permit Fee

Sq. Ft value per Building Valuation Data table

Electrical permit may be required.

Re-roofing Permit Fee

Commercial roofing per 1000 Sq. Ft	\$25.00
Single Family Residential	\$25.00

Misc. inspection Fees

Re-inspection fee	\$25.00
Scheduled After Hour/Weekend	\$75.00

Penalty Fees

Where work for which a permit is required by this code is started or proceeded prior to obtaining said permit, the fees herein specified shall be doubled, but the payment of such doubled fee shall not relieve any persons from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

Refund Policy

Where work for which a permit is issued is canceled by the owner, the owner may request in writing a refund for all fees paid within 180 days of permit issuance. Plan review fees are not refundable.