RESIDENTIAL CONSTRUCTION INFORMATION

Building Permit application must be completely filled out.
.APPLICATIONS WILL NOT BE ACCEPTED WITHOUT ALL REQUIRED DOCUMENTS.

PLAN REVIEW / PERMIT SUBMITTAL – 2021 IRC; 2018 IECC

The requirements for new construction submittal are:

1. One (1) digital set of drawings that include the following:
   a. Site Plan on Survey or Plat indicating –
      i. All property lines
      ii. All proposed structures and where those structures are to be placed in relation to property lines
      iii. Easements
      iv. Driveways, sidewalks, street/curb/gutter
      v. Setbacks of the proposed building
      vi. Utility lines
      vii. Lot drainage
      viii. Utility layout to include water meter location
   b. Floor plan with accurate measurements and room uses including windows and doors.
   c. Elevation drawings showing exterior wall construction.
   d. One (1) structural foundation drawing stamped by a professional engineer licensed by the State of Texas.
   e. Energy calculations from RESCheck, IC3 software, or other approved software indicating that the building complies with 2018 IECC energy requirements.

GENERAL INSPECTION NOTES

- All inspections must be requested by phone or email. Inspections requested prior to 1:00 pm will be performed the same day. Inspections requested after 1:00 pm will be performed the next day. For general questions and for permit information, you may call the office at (903) 583-7555 ext. 113.

- No construction may begin until a building permit has been issued.

- Prior to any grading activity, erosion control measures shall be installed (Silt Fence Barrier – See Attached)

- Permit to be posted at job site.
Building addresses must always be posted in a location that is always visible from the street on each lot. Numbers must be a minimum of four inches (4") in height.

Address must be posted on all temporary electrical poles.

Portable toilets are required prior to starting the project.

Job sites must always be clean of trash and debris.

Utility locating shall be clearly marked with wood stakes containing final grades.

Trash Bin, minimum of 60 Sq Ft and a minimum of 4 ft in height at the start of project is required. (All dumpsters on site must be obtained from Sanitation Solutions, per Ordinance 1116; Sec. 3 & 7)

Re-Inspection Fees are $100 and must be paid before any further inspections can be performed. A re-inspection fee may be assessed, and no inspection performed when any of the following conditions apply:

a. The inspection requested is not ready when the inspector arrives.

b. The building is locked, or the site is not accessible for inspection when the inspector arrives.

c. The work is red tagged for the same item(s) twice.

d. The original red tag has been removed from the site.

Cancellations. Inspections should not be requested until the contractor has verified that the work is complete and ready for inspection. Should an inspection need to be cancelled, call (903) 583-7555 ext. 113.

Irrigation, accessory building, and fence require separate permits and are not covered under our New Construction Permit. These will have separate permit applications and require plans to be submitted for review and approval.

Curb & gutter asphalt tie-in fee will be determined before final inspections and must be paid prior to requesting final Inspections.

Sidewalks are required with all new development and any re-development (City Ordinance 1297)

The City of Bonham has a contract with Sanitations Solutions for roll-off containers. You may reach them at 903-784-0124.

Garages and carports entered from an alley shall be set back from the lot line adjacent to the alley a minimum of 20’ (twenty feet).

Concrete washouts shall be lined with plastic and be located entirely on the building lot. (See attached)
REQUIRED INSPECTIONS

- Erosion control – Silt fence barrier (See Attached)
- Temporary Pole (can be done at any time)
- Piers – The engineer of record or a testing lab approved by the Building Official can verify that the piers comply with the approved drawings. Reports must be submitted prior to approval of the foundation inspection.
- Form board survey must be provided PRIOR to requesting plumbing Rough In inspection.
- Plumbing Rough-In – Sewer and water.
- Foundation - Electrical conduit, UFER ground, plumbing drain test and plumbing water test.
- Electric & HVAC Rough-In, Plumbing Top Out & Framing (Request all at the same time)
- Ceiling Inspection if applicable (Electrical, Mechanical, Plumbing)
- Energy Insulation Inspection (must be done by 3rd party)
- Utility Meter Releases (Electric, Gas-pressure test required)
- All Finals - Building, Mechanical, Electrical, Plumbing, should be done at the same time. (Provide final energy compliance report and termite treatment report)
THE SILT FENCE USED IN THIS PROJECT SHALL BE INSTALLED ALONG THE DOWNSTREAM PERIMETERS OF THE SITE PRIOR TO BEGINNING EARTH-DISTURBING ACTIVITIES. THE FABRIC SHALL BE 36" WIDE AND SHALL BE NON-BIODEGRADABLE AND RESISTANT TO MOST SOIL CHEMICALS, ACIDS, AND ALKALI WITH A PH RANGE OF 3 TO 12. THE SILT FENCE SHALL ADHERE, AT A MINIMUM, TO THE VALUES LISTED BELOW IN THE TABLE.

<table>
<thead>
<tr>
<th>PROPERTY</th>
<th>TEST METHOD (ASTM)</th>
<th>MIN. AVG. VALUE</th>
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<tbody>
<tr>
<td>GRAB TENSILE</td>
<td>D4632</td>
<td>80 LB</td>
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<tr>
<td>ELONGATION</td>
<td>D4632</td>
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<tr>
<td>MULLEN BURST</td>
<td>D3786</td>
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<tr>
<td>PUNCTURE</td>
<td>D4833</td>
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<tr>
<td>TRAP TEAR</td>
<td>D4533</td>
<td>35 LB</td>
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<tr>
<td>AOS</td>
<td>D4751</td>
<td>30 SIEVE</td>
</tr>
<tr>
<td>PERMITTIVITY</td>
<td>D4491</td>
<td>0.05 / SEC</td>
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</table>

THE CONTRACTOR SHALL INSTALL, MAINTAIN, AND REMOVE THE SILT FENCE AS PART OF THIS PROJECT.

WOODEN OR METAL STAKES DRIVEN INTO GROUND. SPACE AS PER FENCE MANUFACTURER'S RECOMMENDATION. (6' MAXIMUM)

FILTER FABRIC SILT FENCE WITH WIRE BACKING

EMBED BOTTOM OF FENCE IN 4" TO 6" TRENCH

SILT FENCE BARRIER

SCALE: N.T.S.
GENERAL NOTES:
1. A SIGN SHALL BE FURNISHED READING "CONCRETE WASHOUT PIT" ON A 48"x24" BOARD MOUNTED WITHIN 5' OF THE WASHOUT PIT.
2. POLY LINER SHALL BE FREE OF TEARS OR Holes AND PLACED OVER A SMOOTH SURFACE TO PREVENT PUNCTURES.
3. CONCRETE WASHOUT PITS SHALL NOT BE LOCATED WITHIN 50' OR DISCHARGE TO DRAINAGE DITCHES, STORMWATER INLETS, OR ANY OTHER WATERWAY.
4. ENTRY ROAD SHALL BE CONSTRUCTED TO ACCOMMODATE EXPECTED LOADINGS FROM CONCRETE TRUCKS AND OTHER EQUIPMENT UTILIZING THE WASHOUT PIT.
5. ORANGE SAFETY FENCE SHALL BE INSTALLED ON THE THREE SIDES OF THE WASHOUT PIT THAT ARE NOT ADJACENT TO THE ROCK ROADWAY.