



BUILDING PERMIT ISSUANCE REQUIREMENTS CHECK LIST

1. Complete all parts of the Building Permit Application Form. Your application will not be accepted if the required documents are not included.

- | | |
|--|--|
| <input type="checkbox"/> Site plan | <input type="checkbox"/> Window/door schedules |
| <input type="checkbox"/> Grading Plan | <input type="checkbox"/> Energy Plan |
| <input type="checkbox"/> Floor Plan | <input type="checkbox"/> Each elevation showing 85% masonry coverage |
| <input type="checkbox"/> Original letter from foundation design engineer with sealed foundation plan | |

2. Please list all subcontractors (use a separate piece of paper if needed) you must include:

- Company Name
- Address
- Contact Phone Numbers
- Copy of Trade Licenses
- Copy of Valid Insurance
- Copy of Driver's License

Upon receipt of the required paperwork, the application will be reviewed by the Building Inspector. The Building Inspector will check for compliance with the codes of the Town of Lakeside. If approved, the Building Permit Application and plans will be submitted for the Planning & Zoning Commission to review at the next scheduled meeting. Planning & Zoning Meetings are scheduled for the 3rd Monday of the month at 6:30 p.m.

If there is a compliance issue the application will be rejected and an application for a variance will be needed. The Zoning Board of Adjustment meetings are the 1st Monday of the month at 6:30 p.m., the fee is \$150.00.

All Paperwork will need to be turned in one week prior to the scheduled meeting date to be put on the meeting agenda.

Permit Payments are due at the time the permit is issued.



APPLICATION FOR RESIDENTIAL BUILDING PERMIT

TOWN OF LAKESIDE
9830 CONFEDERATE PARK ROAD
LAKESIDE, TEXAS 76108
817-237-1234 EXT 307
Blythe.murphy@lakesidetexas.us

Submittal Requirements: Submit 3 sets of plans as may be necessary to clarify work. Separate permits required for all trade work. Provide a legible copy of the master's license and current insurance with the application. We do not require registration in the city, all contractor information will need to be submitted with every permit application.

PROPERTY INFORMATION

ADDRESS:

SUBDIVISION:

ZONING:

PROPERTY OWNER INFORMATION

COMPANY NAME:

HOMEOWNER/AGENT:

MAILING ADDRESS:

CITY:

STATE:

ZIP:

PHONE #:

EMAIL:

CONTRACTOR OR SUBCONTRACTOR INFORMATION

COMPANY NAME:

CONTRACTOR NAME:

MAILING ADDRESS:

CITY:

STATE:

ZIP:

PHONE #:

EMAIL:

TRADE LICENSE #:

DRIVERS LICENSE#:

CLASS OF WORK

CHECK ONE: MECHANICAL ELECTRICAL PLUMBING IRRIGATION FENCING CONCRETE

IF YOU ARE A SUBCONTRACTOR ON THIS JOB, LIST THE CONTRACTOR/BUILDER NAME AND PHONE NUMBER BELOW:

CHECK ONE: NEW ADDITION REMODEL / ALTERATION DEMOLITION

SPECIFIC INFORMATION

1st Floor Living Area:

Or Area of Addition Or Area Being Remodeled:

2nd Floor Living Area:

Number of Bathrooms:

Number of Garage Bays:

Total Living Area:

VALUE OF WORK \$

NEW / ADDITION / REMODEL RESIDENTIAL CONSTRUCTION	TOTAL COST OF CONSTRUCTION: \$	
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Building Permit Fee	Valuation (Refer to Table 1)	\$ _____
Electrical Permit Fee	Square Footage X \$0.06	\$ _____
Plumbing Permit Fee	Square Footage X \$0.06	\$ _____
Mechanical Permit Fee	Square Footage X \$0.03	\$ _____
Plan Review 25% of Building Permit Fee		\$ _____
Energy Code		\$ _____
	Total Permit Cost	\$ _____
Water Meter Deposit		\$ 100.00
Water Tap Fee (3/4")		\$ 1750.00
Service Fee (Processing Meter Deposits)		\$ 30.00
Total Utility Cost (Must Be Paid with a Separate Check)		\$ _____
Re-Inspection Fee (if required)		\$ 47.00
Inspection –After Hours– Minimum 2 Hours (if required)		\$ 50.00 per hour

To Calculate Valuation _____
Enter square footage (area heat and cooled) _____
Multiply by \$75.00 per square foot _____ **x75** _____
Calculated valuation _____

BUILDING PERMIT FEES

Valuation is calculated at \$75 per sq. ft.

Total Valuation	
\$1.00 to \$500.00	\$45.00
\$501.00 to \$2,000.00	\$45.00 for the first \$500 plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000.
\$2,001.00 to \$25,000.00	\$80.75 for the first \$2,000 plus \$14.00 for each additional \$1,000, or fraction thereof, to and including \$25,000.
\$25,001.00 to \$50,000.00	\$402.75 for the first \$25,000 plus \$10.10 for each additional, \$1,000, or fraction thereof, to and including \$50,000.
\$50,001.00 to \$100,000.00	\$655.25 for the first \$50,000 plus \$7.00 for each additional, \$1,000, or fraction thereof, to and including \$100,000.
\$100,001.00 to \$500,000.00	\$1,005.25 for the first \$100,000 plus \$5.60 for each additional, \$1,000, or fraction thereof, to and including \$500,000.
\$500,001.00 to \$1,000,000.00	\$3,245.25 for the first \$500,000 plus \$4.75 for each additional, \$1,000, or fraction thereof, to and including \$1,000,000.
\$1,000,001.00 & Up	\$5,620.25 for the first \$1,000,000 plus \$3.65 for each additional \$1,000, or fraction thereof.

MISC. FEES

Description	Quantity	Price	Total
BASE PERMIT FEE	1	@\$45.00=	\$ 45.00
For temporary power service pole or pedestal, including all pole or pedestal-mounted receptacle outlets and appurtenances, each		@\$23.50=	
For receptacles, switches, lighting or other outlets		@\$1.10=	
First 20 are \$1.10 each		@\$.73=	
Additional are \$.73 each			
For lighting fixtures, sockets, or other lamp holding devices		@\$1.10=	
First 20 are \$1.10 each		@\$.73=	
Additional are \$.73 each			
For each fixed residential appliance or receptacle outlets for same or other appliance not exceeding one horsepower (HP) in rating		@\$ 4.75=	
For residential appliances and self-contained factory-wired non-residential appliances not exceeding one horsepower (HP) in rating. Including medical and dental devices; food beverage and ice cream cabinets, illuminated show cases, etc.		@\$ 4.75=	
For motors, generators, transformers, rectifiers capacitors, industrial heating and air conditioning, heating pumps.		@	
Rating in horsepower (HP), kilowatts (KW), Kilovolt amperes (KVA)			
Up to and including 1 each--\$4.75; Over 1 and not over 10 each--\$12.30; Over 10 and not over 50 each--\$24.60;		(fill in from \$ on left)	
Over 50 and not over 100 each--\$49.50; Over 100 each--\$74.50			
For services of 600 volts or less and not over 200 amperes in rating each		@\$30.50=	
For services of 600 volts or less and not over 1000 amperes in rating each		@\$62.15=	
Signs, Outline Lighting and Marquees		@\$24.60=	
Miscellaneous (fees not listed on table)			

DESCRIPTION OF WORK TO BE PERFORMED

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within 90 days, or if construction of work is suspended or abandoned for a period of 90 days at any time after work is commenced. 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 will be complied with whether specified herein 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 laws regulating construction or the performance of construction. The issuance of a permit neither exempts nor modifies any covenants, deed restrictions, Town ordinances or State or Federal Laws, whether herein specified or not.

APPLICANT IS RESPONSIBLE FOR CALLING INTO SCHEDULE INSPECTIONS AND MAKING ARRANGEMENTS FOR THE WORK TO BE ACCESSIBLE TO BE INSPECTED.

I understand that if work began before a permit was APPROVED I will be charged twice the permit fee, in accordance with Town of Lakeside Code of Ordinance.

Signature of Applicant:	Date:
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OFFICE USE ONLY			
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DATE RECEIVED:	PERMIT FEE: \$	PERMIT NUMBER:	DATE ISSUED:
REVIEWED BY:		APPROVED: <input type="checkbox"/> YES <input type="checkbox"/> NO* * COMMENTS ATTACHED	

TO BE COMPLETED BY THE BUILDING INSPECTOR OR PLANNING & ZONING COMMISSION			
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Construction Type:	Permit Valuation: \$	Set Backs	
Occupancy Group:	Fire Sprinkler: <input type="checkbox"/> YES <input type="checkbox"/> NO	Front:	Approval to Issue:
Division:	Building Depth:	Left:	Electrical:
Zoning:	Building Width:	Rear:	Plumbing:
Occupancy Load:		Right:	Mechanical:

Plan Review Approval:	Date:	Building Permit Fee:
Site Plan Approval:	Date:	Plan Review Fee:
Fire Marshal Approval:	Date:	Lot Drainage Fee:
Approval For Permit:	Date:	Total Fees:
Planning & Zoning Approval:	Date:	



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Common Inspection Types

Stakeout/Form Survey: This is normally the first inspection. This inspection is to verify the location or footprint of the project. A form board survey is required on New Residences and New Commercial buildings.

Temporary Pole: To be made after temporary electric pole if any is set. T-Pole must meet the requirements of 2006 NEC, which includes proper grounding and 110/120-volt outlets must be GFCI protected and any requirements required by the utility supplier.

Plumbing Rough-In: To be made after all underground sewer and water piping is installed and tested as per 2003 I.P.C., which will include a water or air test on the sewer and water. If gas is supplied to the project it must be tested also before being covered.

Foundation: This inspection is made prior to placement of concrete. All slabs require this inspection, except flatwork-which is the common term for sidewalks and driveways. However, drive approaches and sidewalks in the city right-of-way do require permits and inspections prior to placement of concrete. An engineer's letter of inspection can be submitted in lieu of city inspection on residential new construction.

Plumbing Top out-Commercial: Inspection of plumbing in the walls before walls are closed. Plumbing must meet the requirements of the 2003 I.P.C., no intermittent valves are allowed without prior approval from the Building Official.

Electrical Rough-Commercial: Inspection of wiring before walls and ceilings are covered. Electrical work must meet the 2006 NEC.

Mechanical Rough-Commercial: This covers all the ductwork and equipment installed and also must be done before walls can be covered. 2003 I.M.C.

Framing-Commercial: This is done after all roughs are complete & inspected. 2003 I.B.C.

Framing-Residential: This inspection is done after all trades are ready for rough inspection. An 8ft. x 8ft. x 4ft. deep trash bin must be on site. 2003 I.R.C.

Temporary Electric/Gas: This inspection is made so utilities can be turned on before a project is finished. After all electrical work and gas piping is safely capped or covered pending inspector's approval. Electric and gas utilities will be released pending final inspection. A letter that we provide must be signed and submitted prior to utilities being released.

Finals: A final inspection will be made on Building, Plumbing, Electrical, and HVAC.

Please don't hesitate to call if we can be of assistance.



Storm Water Permit

Dear Building Permit Applicant:

The Texas Commission on Environmental Quality requires that any construction activities that disturb one acre or more have a Storm Water Permit.

The website for information on obtaining a permit is www.sblga.info. Then go to "See Special Topics".

For help with applying for this permit contact the TCEQ Small Business Assistance Office at 817-588- 5800 and ask for Storm Water Permit help.

Any construction activity in the Town of Lakeside must have the required documents from the TCEQ before any work can be done.

Please contact Norman Craven, Town Administrator at 817-237-1234, ext. 303 for more information.