

City of Beasley

P.O. Box 122
Beasley, Texas 77417
Phone: 979-387-2775

319 South Third St.
Beasley, Texas 77417
Fax: 979-387-2423

Commercial Building Requirements

This document is not meant to modify any Federal or State laws or City Ordinances. It is intended to be informative and to be used as a guideline. Where circumstances of a particular job differ from these procedures, the decision of the Building Department will prevail.

Building Codes

The City of Beasley has adopted the following codes regulating building construction.

<i>2018 International Building Code</i>	<i>2018 International Residential Code</i>
<i>2018 International Plumbing Code</i>	<i>2018 International Mechanical Code</i>
<i>2017 National Electrical Code</i>	<i>2018 International Fire Code</i>
<i>2018 International Fuel Gas Code</i>	<i>2018 International Energy Conservation Code</i>

Building Permit

Before a building permit will be approved, all plans and documents related to the permit application must be approved by the Building Department and Floodplain Administrator. Approved permits must be picked up at the City Hall prior to work beginning and retained on site during construction. Permit becomes void if construction does not commence within six (6) months from date of application.

A permit fee must be paid upon submission of the building permit application for all new residential construction. All permit fees are non-refundable.

All Contactors performing work within the City of Beasley's jurisdiction must be registered with the City and provide proof of liability insurance.

Permit packet that includes the approved plans and documents and all inspection tickets must be on site at the time of inspection.

The building final inspection must be passed and Certificate of Occupancy issued prior to occupancy of building.

Construction Site

A temporary property address must be posted at the front of the lot and readable from the street. Permanent street numbers must be displayed before final inspection.

A portable sanitary restroom for your workers MUST be on your property until the final inspections are approved.

A trash receptacle constructed to prevent construction trash from blowing or scattering from the jobsite/property shall be maintained until job completion. NO construction material, debris, or sanitary restroom facility shall be placed or stored in the public right-of-way or drainage areas at any time.

Erosion control must be in place prior to the first inspection.

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Commercial Permit Application

Building Permit Number: _____		Valuation: _____	
Project Address: _____		Zoning District: _____	
Project Description: _____		Square Foot: _____	
New <input type="checkbox"/> Addition <input type="checkbox"/> Sign <input type="checkbox"/> Plumbing <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical <input type="checkbox"/> Other <input type="checkbox"/>	Remodel <input type="checkbox"/> Finishout <input type="checkbox"/>		
Scope of Work: _____			
IS THIS PROPERTY IN A FLOODPLAIN: <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, provide Flood Plain Certificate</i>			

Owner Information: _____		
Name: _____	Contact Person: _____	
Address: _____		
Phone #: _____	Mobile #: _____	Email: _____

Engineer	Contact Person	Phone Number	Email:
Architect	Contact Person	Phone Number	Email:
General Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Mechanical Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Electrical Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Plumbing Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises created, erected, changed, converted or altered or enlarged in its use or structure until a Certificate of Occupancy shall have been issued by the administrative official.

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 or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: _____ Date: _____

OFFICE USE ONLY:

Approved by: _____	Date approved: _____
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Total Permit Fees: _____
 Received By: _____
 Date: _____

BV Project #: _____

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Commercial Permit Submittal Requirements

CONSTRUCTION DOCUMENT SUBMITTALS: Three (3) copies of the completed set of construction documents are required for plan review. Construction documents must be submitted along with completed permit application form.

- An additional set of plans may be required for fire sprinklered buildings

Note: Drawings containing a label such as "not for construction" or "for pricing only" will not be accepted for permit application.

PROFESSIONAL LICENSE: Each drawing and document shall be sealed, signed, dated and designed by a State of Texas Registered Architect, Registered Engineer, Registered Interior Designer, where applicable as required by the State of Texas Engineering and Architect Practice Act.

REQUIRED DRAWINGS AND DOCUMENTS: (City Building Inspection Department may request additional information if necessary).

Drawings must be drawn to scale, dimensioned and of sufficient clarity.

1. Site plan ^(a)
2. Floor plans and roof plans
3. Exterior elevation
4. Door schedules, window schedules, hardware schedules
5. Construction details; interior elevations and interior finish schedules
6. Structural plans must include: foundation plans, roof and floor framing plans, wall sections and details
7. Mechanical, electrical and plumbing site plans and schedules
8. Plumbing plans (including riser diagram)
9. Mechanical plans
10. Electrical plans (including riser diagrams)
11. Certified Energy Compliance Report ^(b)
12. Asbestos Survey (for renovation or demolition permits) ^(c)
13. Texas Department of Licensing and Regulation architectural barriers project registration information ^(d)

NOTE:

- a. The Plat must be approved and the Site plan must be released by the Planning/Engineering Department before a permit will be issued.
- b. U.S. Department of Energy, www.energycodes.org
- c. Texas Department of Health, Asbestos Program Branch [1-512-834-6600, www.dshs.state.tx.us/asbestos/]
- d. Texas Department of Licensing and Regulation [1-800-803-9202, www.license.state.tx.us/]

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Bureau Veritas Contact Information

Permit Submittal

The permit documents and fees will be submitted to the city. Submittal documents should be complete to expedite plan review and permit issuance. Please contact the city for a complete list of permit submittal requirements.

Plan Review

Bureau Veritas will be conducting residential and commercial plan reviews. The applicant will be contacted by Bureau Veritas if revisions are needed. You may contact Bureau Veritas' Plano Plan Review Department for the status of your permit at (469) 241-1834/toll free (800) 906-7199.

Inspection Requests

Please contact Bureau Veritas to request inspection(s). Any of our permit technicians can assist you. Inspections requested by 5:00 pm Monday – Friday will be performed the next business day. Inspection requests can also be faxed to the Bureau Veritas office.

Inspection Request line: (817) 335-8111 Toll Free number: (877) 837-8775

Inspection FAX line: (817) 335-8110 Toll Free FAX line: (877) 837-8859

Inspection requests can also be emailed to: inspectionstx@us.bureauveritas.com

Field Inspections

Inspectors assigned to your area can be contacted via cell phone. Please call the Bureau Veritas office at (817) 335-8111/(972) 980-8401/toll free (877) 837-8775 for your inspector's name and number.

We look forward to working with you to ensure that the community is provided with a safe and durable built environment.

ORDINANCE NO. 2019-11

AN ORDINANCE OF THE CITY OF BEASLEY, TEXAS, AMENDING ORDINANCE NO. 2017-7 ADOPTING YEAR 2018 INTERNATIONAL BUILDING CODES AND 2017 NATIONAL ELECTRIC CODE.

Section 1. WHEREAS, it is the desire of the City of Beasley, Texas, to adopt, in all respects, the 2018 International Building Codes and 2017 National Electric Code.

WHEREAS, the adoption of these codes is done to facilitate proper inspection activities by the City of Beasley relating to construction and to maintenance of buildings, within said City of Beasley, and relating to public safety, health and general welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF BEASLEY, TEXAS, that the following codes are hereby adopted by reference as though they were copied herein fully:

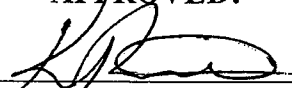
1. 2018 International Building Code
2. 2018 International Fire Code
3. 2018 International Gas Code
4. 2018 International Mechanical Code
5. 2018 International Plumbing Code
6. 2018 International Property Maintenance Code
7. 2018 International Residential Code
8. 2018 International Residential Code for One and Two Family Dwellings
9. 2018 International Energy Conservation Code
10. 2017 National Electric Code

Section 2. Adoption of ordinance.

This ordinance shall become effective upon its approval and passage.

PASSED by an affirmative vote of all members of the City Council this 19th day of November, 2019.

APPROVED:



Kenneth Reid, Mayor

ATTEST:



G. B. Michulka, City Secretary