

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*

Residential New Home 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.

| | | | |
|------|------------------------------------|------|---|
| 2015 | <i>International Building Code</i> | 2015 | <i>International Residential Code</i> |
| 2015 | <i>International Plumbing Code</i> | 2015 | <i>International Mechanical Code</i> |
| 2014 | <i>National Electrical Code</i> | 2015 | <i>International Fire Code</i> |
| 2015 | <i>International Fuel Gas Code</i> | 2015 | <i>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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Residential Permit Application

| | | | |
|---|---|---|--|
| Building Permit Number: _____ | | Valuation: _____ | |
| Project Address: _____ | | Zoning District: _____ | |
| Lot: _____ | Block: _____ | Subdivision: _____ | |
| Project Description: | NEW SFR <input type="checkbox"/> | SFR REMODEL/ADDITION <input type="checkbox"/> | SPECIFY OTHER: _____ |
| | PLUMBING <input type="checkbox"/> | MECHANICAL <input type="checkbox"/> | ELECTRICAL <input type="checkbox"/> |
| | ACCESSORY BUILDING <input type="checkbox"/> | LAWN IRRIGATION <input type="checkbox"/> | SWIMMING POOL <input type="checkbox"/> |
| | | | DEMO <input type="checkbox"/> |
| | | | FENCE <input type="checkbox"/> |
| Description of Work: | | | |
| Area Square Feet: _____ | Covered Porch: _____ | Total: _____ | Number of stories: _____ |
| Living: _____ | Garage: _____ | | |
| 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: _____ | |

| Contractor Type | Contact Person | Phone Number | Contractor License Number <input type="checkbox"/> |
|-----------------------|----------------|--------------|--|
| General Contractor | | | |
| Mechanical Contractor | | | |
| Electrical Contractor | | | |
| Plumber/Irrigator | | | |
| TPO Energy Provider | | | |

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.

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: _____ | |
|--------------------|----------------------|--|

Total Permit Fees: _____
 Received By: _____
 Date: _____

BV Project #: _____

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Contractor Registration Form

TYPE OF CONTRACTOR LICENSE

- | | |
|--|--|
| <input type="checkbox"/> ELECTRICAL CONTRACTOR | <input type="checkbox"/> MECHANICAL (HVAC) |
| <input type="checkbox"/> MASTER ELECTRICIAN | <input type="checkbox"/> IRRIGATOR (LANDSCAPE) |
| <input type="checkbox"/> JOURNEYMAN ELECTRICIAN | <input type="checkbox"/> BACKFLOW <i>(special form required)</i> |
| <input type="checkbox"/> MASTER SIGN ELECTRICIAN | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> MASTER PLUMBER | <input type="checkbox"/> THIRD PARTY ENERGY PROVIDER |
| <input type="checkbox"/> JOURNEYMAN PLUMBER | |
-

CONTRACTOR INFORMATION

COMPANY NAME: _____ PHONE: _____

COMPANY ADDRESS: _____

CITY, STATE, ZIP: _____

LICENSEE NAME: _____

LICENSEE NUMBER: _____ PHONE: _____

ADDRESS (MAILING): _____

CITY, STATE, ZIP: _____

SIGNATURE: _____ DATE: _____

PLEASE PROVIDE COPY OF DRIVER'S LICENSE AND STATE LICENSE

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New Residential Plan Review Checklist

Address: _____ Date Received: _____

Prior to permit issuance, all properties must have an approved plat and site plan released from the Zoning Administrator. Permit Application with an original signature must be complete and submitted with the following information:

_____ **(2) Site Plans to include:** (Must submit a filed plat of lot)

Legal Description (lot, block, subdivision)

North area and scale

Property lines and lot dimensions

All easements

Proposed structure and all existing buildings

Driveways and sidewalk dimensions

Setbacks for front, rear and sides of house must be shown on site plan

_____ **Flood Plain Certificate, if applicable**

_____ **(2) Residential Energy Code Compliance Report**

Rescheck, IC3 report and Energy Star reports accepted

www.energycodes.org

_____ **(2) Foundation Plans** - Conventional Rebar Slab Foundation – Regionally Accepted Practices – Foundation Detail (Reference IRC) or Engineered plans or Post Tension Foundation – Engineered Foundation plans and letter. Must state foundation was designed for the soil conditions on that particular lot and the design criteria of the IRC.

_____ **(2) Sets of house plans** to include: floor plan, exterior elevations, roof design, mechanical design, electrical design, plumbing design, construction details, window/door schedule, masonry on wood details, sheer wall details.

_____ **Driveway approaches and drainage culverts** - Engineered plans
(Driveways accessing State Highways require a TXDOT permit)

_____ **Contractor Registration required for General, Electrician, Plumber, Mechanical, Irrigator, and Backflow Tester.**

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New Residential Permit Submittal Requirements

CONSTRUCTION DOCUMENT SUBMITTALS: Two (2) copies of complete set of construction documents are required for plan review. Construction documents must be submitted along with a completed permit application form.

Site plans (plot plans) drawn to a scale of 1" = 20'. Site plans must show lot dimensions, footprint of building and distance from building to property lines, platted building lines, driveways, all easements, and the address and legal description of the lot.

Floor plans drawn to a scale of ¼" = 1'. Floor plans must show all dimensions, room names, size and type of windows and doors, cabinets and fixtures, and ceiling heights.

Exterior elevation plans drawn to a scale of ¼" = 1'. Exterior elevation plans must show exterior materials, windows and doors, roof slopes, chimneys, and overhangs.

Structural plans, where required, drawn to a scale of ¼" = 1'. Structural plans must show second floor framing, ceiling framing, roof framing, headers, and beams.

Foundation plans (must be sealed by a State of Texas Licensed Engineer or Foundation Detail (Reference IRC) drawn to a scale of ¼" = 1'. Foundation plans must show all dimensions, location and spacing of beams, location of post-tensioning cables (if applicable), location and sizes of rebar (if applicable), concrete specifications, slab thickness, beam sizes and details, post-tensions cable details (if applicable), other notes and requirements by the Engineer, and the address and legal description of the lot.

Engineer's foundation design letters. Letters must include a statement that the foundation has been designed specifically for soil conditions of listed lot and that design is in accordance with the building code, must be sealed by the State of Texas Licensed Engineer that designed the foundation plans, and must show the address and legal description of the lot.

Masonry on Wood details, if applicable. Masonry on wood details must be sealed by a State of Texas Licensed Engineer or built to the International Residential Code details.

Electrical plans (may be combined with floor plan) drawn to a scale of ¼" = 1'. Electrical plans must show location of receptacles and other outlets, exhaust fans, smoke detectors, light fixtures, service equipment and panels.

Plumbing plans (may be combined with floor plan) drawn to a scale of ¼" = 1'. Plumbing plans must show location of fixtures, water heaters, and gas outlets.

Energy Compliance Report – ResCheck, Remrate, or IC3 report accepted. (www.energycodes.gov)

NOTE: A Form Survey sealed by a State of Texas Licensed Surveyor will be required to be on site for the Plumbing Rough Inspection.

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Residential New Home Inspections

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.

Phone: (817) 335-8111 / toll free (877) 837-8775
Fax: (817) 335-8110 / toll free (877) 837-8859

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

Plumbing Rough - All inspections in this group must be requested at same time
Water Service
Yard Sewer
Form Survey – Must be in permit packet for inspection to be passed

Foundation - Engineered Foundation letter is acceptable, but must be in packet at time of frame inspection

Electric Rough - All inspections in this group must be requested at same time
Mechanical Rough
Gas Rough Piping /Test
Plumbing Top-out
Frame

Energy Insulation – 3rd party green tag must be in permit packet at Energy Final.

Construction Electric and Gas Final - Meters will be released by city

Electrical Final - All inspections in this group must be requested at same time
Mechanical Final
Plumbing Final
Energy Final - 3rd party green tag must be in permit packet.
Customer Service Inspection Form - Will be completed by inspector
Building Final

Temporary Pole and Flatwork - Can be called in at any time during construction.

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New Residential Energy Inspections

There will be 2 inspections required, one at pre-drywall and one at final. Duct testing must be conducted at finals, but prior to the Building Final.

Pre-drywall inspection to include:

- Insulation R-Value Installed
- Quality of Insulation Installation
- Window Values
- Proper Sealing of Envelope
- Thermal Bypass Enclosure installed in appropriate locations
- Inspection of Duct System Connections for proper sealing techniques

Final Inspection to include:

- Attic Insulation Installed R-Value and Quality
- Space Heating and Cooling Equipment Efficiencies
- Water Heating Equipment Efficiency
- Weather Stripping of all Doors (and Attic Access located within Conditioned Space)
- Duct Leakage Testing
- Blower Door Testing

Third party energy inspectors must have one of the certifications listed below and must be registered with the City of Beasley prior to conducting any inspections.

ICC Certifications
BPI Certification

HERS Certification
Proof of Experience Performing Diagnostic Testing

The third party inspector must leave verification of compliance on site for city inspector. Building finals will not be approved unless all required documentation is received. Bureau Veritas inspectors will acquire the documentation in the field prior to completing any subsequent inspection past the stage of energy approval.

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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.