

CITY OF FATE



SINGLE FAMILY BUILDING PERMIT PACKET (SFR)

Adopted Codes:

- 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2021 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2021 INTERNATIONAL PLUMBING CODE (IPC)
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2023 NATIONAL ELECTRIC CODE (NEC)
- 2021 INTERNATIONAL FIRE CODE (IFC)
- 2021 INTERNATIONAL MECHANICAL CODE (IMC)
WITH ASSOCIATED AMENDMENTS

INSPECTIONS:

It is the responsibility of the General Contractor to request all inspections. Inspections can be requested through your MyGov account. You may also contact the building inspection department directly with questions or concerns.

Office hours:

Monday thru Thursday 7:30 am – 5:30 pm
Friday 8:00 am - 12:00 pm

All inspection request must be made by 4:00 pm the day before the desired inspection date. Inspections must be canceled by 8:30 am or fees may be assessed. If you do not have your log-in for MyGov please contact our office for instructions.

Building Inspections - 972.771.4601 x 101. Email - permits@fatetx.gov
Mailing and Physical Address: 1900 CD Boren Pkwy, Fate, TX 75087

GENERAL INFORMATION:

The construction of any New Single Family dwelling requires a building permit and inspections to ensure compliance with the IRC and amendments as adopted by the City of Fate.

Notes:

- Prior to submitting a permit application, the property must be zoned for the use intended and platted as a lot of record.
- Plan review will not begin until all application requirements are submitted.
- Construction may not begin until a permit is obtained and job site is posted with the permit.
- Residential review is limited to the primary residential structure; all accessory structures and uses require separate permitting and review.
- All subcontractors must be registered with the City and listed on the application prior to permit release.
- To receive a water meter, a pre-construction inspection must be performed to ensure proper erosion control, site sanitation, and lot requirements are in place.

SUBMITTAL REQUIREMENTS:

Applicants must submit a completed application packet via MyGov. Upload files as a PDF under the documents tab.

✓ REQUIRED PLANS:

- ✓ **Plot Plan / Site Plan:** Show property dimensions, all setbacks, finish floor, pad elevation and lot grading.
- ✓ **Floor Plan:** All rooms labeled.
- ✓ **Electrical Plan:** Show layout and GFCI locations.
- ✓ **Foundation Plan/Foundation Details:** Stamped by a state registered professional engineer accompanied by a letter from the engineer stating the plans were designed for use on the specific lot for which the permit is being issued.
- ✓ **Framing Detail:** To include a complete floor joist detail and/or truss plan with flooring detail. Wall bracing plans demonstrating compliance with IRC Section 602.10, and following this may include standard braced wall panels, alternate braced wall panels, continuous structural panel sheathing or an engineered system.
- ✓ **Elevation Plan and Elevation approval letter:** Masonry veneer locations to be shown, minimum 70% masonry required (brick or stone), (subject certain subdivision standards may differ), list lintels, self-spanning veneer require engineer seal.
- ✓ **Energy Code Analysis:** This may be either ICCE E-Calc Certified, IC3 or the prescriptive method as outlined by the IECC.
- ✓ **Fire Sprinkler Plan:** An automatic fire sprinkler shall be required for all structures 5000 square feet and over. A separate permit will be pulled for fire suppression.
- ✓ **Irrigation Plans:** Required to be designed and installed by a State of Texas licensed irrigator. Plans must be drawn to scale and include the following; irrigator's seal, signature and date of signing., all major physical features and boundaries, a north arrow, a legend zone flow measurement for each zone, locations of each controller and rain/freeze sensor, location of waste source-type and size used, and design pressure.

REQUIRED INSPECTIONS:

Permit shall be posted on-site at all times. Approved plans must be onsite at time of Inspection.

The following list of requirements pertains to conventional residential construction. This is not a complete requirements list; this information is to assist you with particular City of Fate policies, procedure, and codes.

➤ Temporary Power Pole – (T-Pole)

Pole shall be securely braced, 8' ground rod required with #6 minimum grounding electrode conductor, minimum #8 feeder wire copper, GFCI protection required.

Piers

Provide engineers inspection report at foundation inspection.

➤ **Plumbing Rough**

All plumbing shall comply with the current adopted plumbing code and state laws (form board survey required at this time and shall be loaded into the attached document tab in MyGov). Sanitary lines shall be water tested with a minimum five-foot head pressure, sand embedment required, building sewer shall be a minimum 4" in diameter.

➤ **Gas Installations**

Gas yard service lines shall be buried at a minimum 18", with 18 awg trace wire which shall be pressure tested. Gas piping to be bonded to the electrical grounding conductor.

➤ **Foundation**

The approved foundation plan must be onsite for inspection. All tendon (cable) and reinforcement placement must meet the engineer design, all exposed piping shall have protected sheathing of no less than 0.025 inches (0.64 mm), electrical conduit, material, and installation in slab shall conform to the 2023 NEC.

When PEX/Plastic water lines are used a grounding electrode conductor is required which shall comply with article 250 of the NEC. This only applies in the absence of copper water lines.

➤ **Framing Inspection / Top Out**

Includes framing, plumbing top out, mechanical rough, electrical rough, sheathing and wall ties. Framing foundation plates/sills must be treated and anchored by ½" bolts embedded 7" and spaced 6' apart and within 12" of each end. All lumber shall carry the proper certified grade mark and all wood frame design shall comply with the 2021 IRC. Wall bracing shall be installed as designed and specified for engineered wall bracing systems. An engineer's letter of substantial compliance is required at final inspection as part of your final documents. OSB, plywood and sheathing materials must be nailed properly (6" along edge – 12" infield or per engineer stamped design). All penetrations, top plate and sole plates shall be sealed.

➤ **Required Plumbing Test**

Gas lines require a minimum 3 PSI with a test range of 6 PSI on diaphragm gauge, water lines both hot and cold to be tested with supply pressure. All shower pans must be water tested, two story dwellings require all drain lines to be tested above the second story P-traps. All plumbing shall comply with the 2021 International Plumbing Code.

➤ **Mechanical**

Flexible duct is limited to class I air duct which must be supported and installed so that air flow is not deterred. Duct shall be sealed with approved tapes or mastic. Returns shall be properly sealed and insulated. Cat walks and/or platforms shall be provided in attic installations.

➤ **Electrical**

All installations shall comply with the 2023 NEC. All electrical panels must be located in approved locations. All services are to be grounded to a cold water line within 5 feet of the slab and to a driver ground rod 8 feet in length. GFCI protection is required in kitchen countertop areas, within 6 feet of water source, garages, bathrooms, and outdoors within the direct grade access. Smoke detectors are required to be located in sleeping rooms and corridors leading to sleeping rooms and shall be interconnected with a battery backup. Carbon Monoxide detectors are required outside sleeping areas if there are gas appliances and, or, an attached garage. Units must be hardwired and interconnected with a battery back up. Combination smoke and carbon monoxide units are acceptable and . The main panel and sub-panels shall be properly bonded, Clearance requirement of fixtures in closet for surface incandescent require 12 inch clearance, surface mounted and recessed florescent require 6 inch clearance. ARC fault protection is required for receptacles in bedrooms.

➤ **Insulation Inspection**

Joints around windows, door frames, and opening between walls, foundation and roofs shall be sealed. Batts shall be installed correctly with correct R-value window fenestration and SHGC shall be visible, Mechanical systems and ducting shall be in compliance with 2021 IMC. Inspection report by a third

party is required as part of your final documents at final inspection (Final Energy).

➤ **Drywall Inspection**

The garage shall be separated from the residence and its attic area by not less than ½" gypsum board. Accessible space under stairs and garages beneath habitable rooms shall be separated by not less than 5/8 inch type X gypsum board. Nailing of all drywall shall be in compliance with the 2021 IRC.

➤ **Meter Release**

○ **Electric**

All switch receptacle, and lighting devices must be installed and/or covered. Panel must be labeled indicating all dedicated circuits with panel cover installed. All associated electrical equipment must be grounded.

○ **Gas**

Lines shall have either stops shall be installed or capped. (A second pressure test is required).

➤ **Approach, Sidewalk, and Driveway**

Must be installed per approved Standard Construction Details. Driveways shall be no less than 8 feet in width and no more than 17 feet in width, maximum curb cut for approach shall be 27 feet, concrete shall be a minimum of 3,000 PSI, approach thickness shall be 6 inches, #3 rebar, 18 inches on center each way, tied 100%. Expansion joint required at property line. Driveway slope shall not to exceed 12%. Sidewalk shall be a minimum 4 inches in depth, #3 rebar, 18 inches on center, tied 100%.

➤ **Final**

Property shall be free of trash, litter, and building materials to include adjacent lots that may have been affected during the construction process. Water meter and box shall be installed properly. Sewer clean out to grade and protected. Lot shall be properly graded. For final inspection the house shall be ready to move in. All final documents shall be on site and loaded into MyGov:

***Third party final energy inspection certificate**

***Engineered foundation report**

***Termite treatment report**

***Final grading survey**

***Backflow report for irrigation systems or water treatment system**

- It is the responsibility of the general contractor requesting the inspection to personally ensure work is ready for inspection and to obtain inspection results from job site or MyGov.
- The release of utilities will be requested by the Inspection Department.
- The Permit and City approved plans shall be on site for all inspections.

JOB SITE REQUIREMENTS:

- The building permit and property address shall be posted and visible from the right-of-way at all times.
- Trash bin/dumpster and port-o-let must be on site prior to any inspection.
- SWPPP shall be in place prior to any work occurring and shall be maintained throughout the project.
- All projects will be required to keep streets and alleys clear of trash, debris, dirt, and mud.
- An approved concrete washout lot shall be utilized for all projects. Washing out on unapproved or permitted lots is strictly prohibited. Violations are subject to citation(s) and withholding of inspections.

It is the responsibility of the General Contractor to ensure proper storm water protection measures are in place at all times.

The Building Inspector may withhold inspections and issue a red-tag if the construction site is in violation of the job site requirements. The building may require additional site requirements as determined by the Building Official.

FEES: Building, Zoning, and Development Services Fees

RESIDENTIAL IRRIGATION SYSTEM

GENERAL INFORMATION:

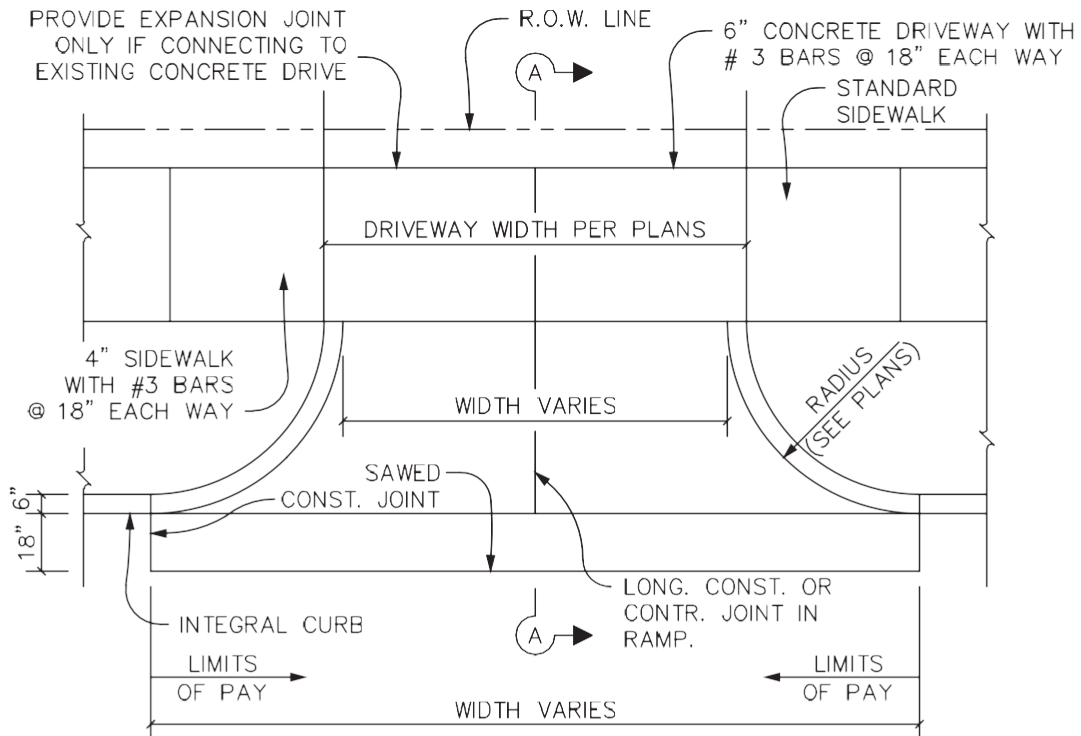
All irrigation systems require a permit prior to installation. All systems are required to be designed and installed by a State of Texas Licensed irrigator.

PLAN SUBMITAL REQUIREMENTS:

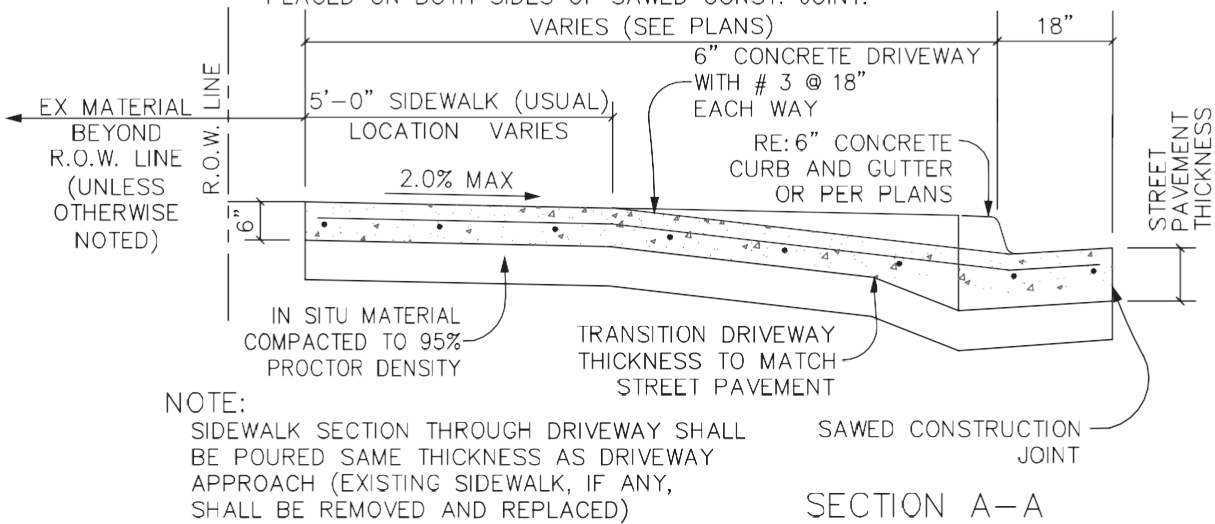
1. An irrigator shall prepare an irrigation plan for each site where a new irrigation system will be installed. A copy of the irrigation system must be part of your SFR permit application and shall be kept on the job site at all times during installation.
2. Plan to include: Drawn to scale, irrigators seal and signature and date of signing, all major physical features and boundaries of each worked, a North arrow, a legend, zone flow measurement for each zone, location of each controller and sensor location for both rain and freeze, location of waste source-type and size used and design pressure.

INSPECTION:

- **Final Inspection:** Required after installation is completed.
- **Backflow Report:** A third party backflow test shall be supplied to the City of Fate at time of Final Inspection Request.
- Backflow test requires registration of tester if other than plumber that installed device.



NOTE: EXISTING CURB AND GUTTER SHALL BE VERTICALLY SAWCUT. HORIZONTAL SAWCUTTING OF CURB NOT ALLOWED. REDWOOD OR FELT SHALL BE PLACED ON BOTH SIDES OF SAWED CONST. JOINT.



NOTE: SIDEWALK SECTION THROUGH DRIVEWAY SHALL BE POURED SAME THICKNESS AS DRIVEWAY APPROACH (EXISTING SIDEWALK, IF ANY, SHALL BE REMOVED AND REPLACED)



STANDARD CONSTRUCTION DETAIL

RESIDENTIAL DRIVEWAY

SCALE: N.T.S.

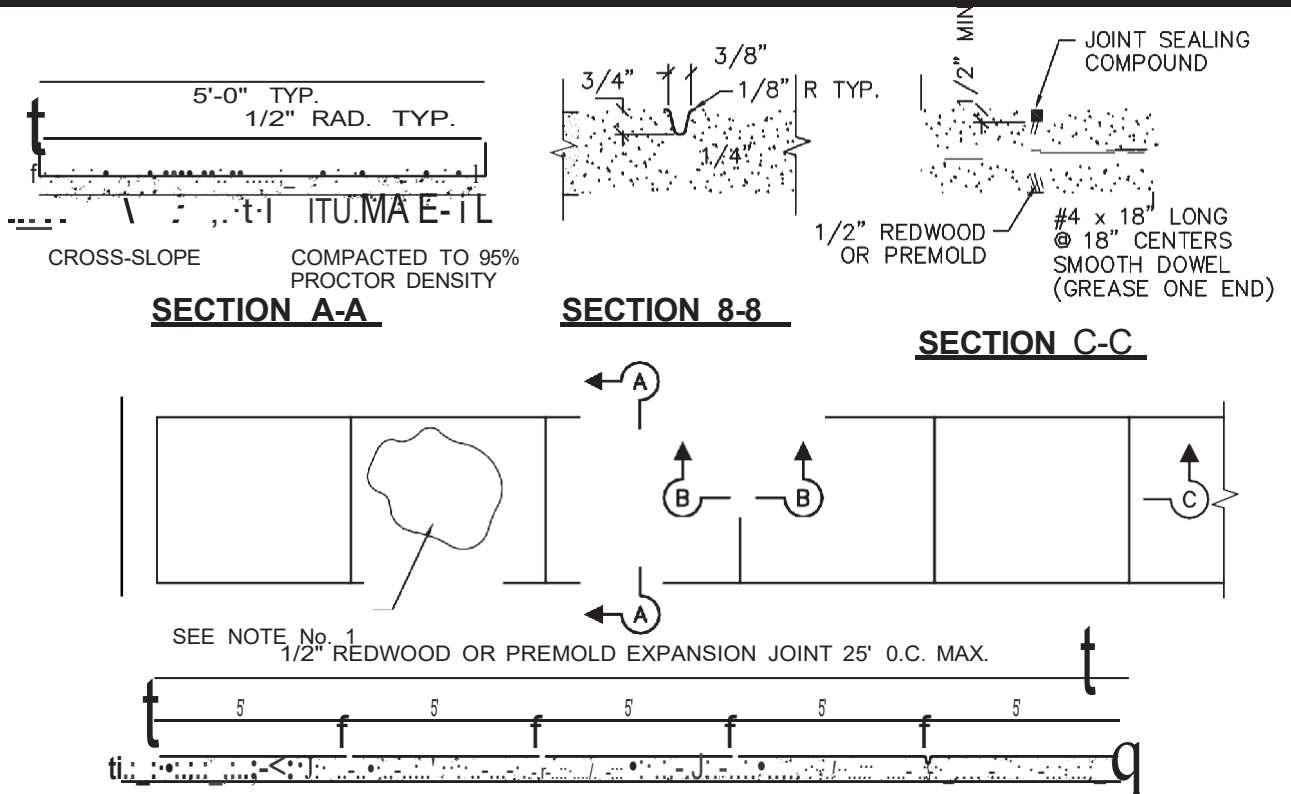
REVISED: JAN 2015

P03



CONCRETE SIDEWALK

STANDARD CONSTRUCTION DETAIL



NOTE:

1. REINFORCEMENT SHALL BE #3 BARS @ 18" EACH WAY
2. PROVIDE EXPANSION JOINTS ALSO WHEN CONNECTING TO EXISTING SIDEWALKS, DRIVEWAYS, CURBS AND GUTTER.
3. PROVIDE 5'x5' SIDEWALK PASSING AREAS PER T.A.S. REQUIREMENTS AT REASONABLE INTERVALS NOT TO EXCEED 200' ALONG SIDEWALK.
4. WHERE SIDEWALK IS ADJACENT TO CURB PROVIDE JOINT SEALANT BETWEEN SIDEWALK AND BACK OF CURB. THIS SHALL BE CONSIDERED SUBSIDIARY TO THE COST OF THE SIDEWALK.

