

NEW ONE / TWO FAMILY RESIDENTIAL INFORMATION GUIDE

PERMIT CONTACT

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ADOPTED CODES WITH LOCAL AMENDMENTS

2006 International Residential Code
 2005 National Electrical Code
 2009 International Energy Conservation Code

To obtain a residential building permit the following items listed below must be submitted for review and approval:

1. Residential building permit application,
2. Energy Compliance Report from an independent third party registered with the City of Mansfield, and
3. Set of plans drawn to scale which includes at a minimum:
 - A. A site plan with lot dimensions, distance from property lines to structure and all easements noted,
 - B. Floor plan dimensioned and all rooms labeled,
 - C. Door and window schedule keyed to the floor plan with U-factor and SHGC noted. Table identifying wall and roof insulation type and R-value,
 - D. Foundation plan and details prepared by a Texas Licensed Professional Engineer noting compliance with the 2006 IRC or a letter from the Engineer noting compliance must be submitted with the plan, and
 - E. Exterior elevation drawings indicating type of material used on exterior walls.

RESIDENTIAL FEES AS APPLICABLE:

Plan Review.....\$100.00 Non-refundable

Building Permit\$0.40 sf under roof (including garage, covered porch and/or patio)

Roadway Impact Fee.....Roadway Impact Fee schedule is available on City website at <http://www.mansfield-tx.gov/departments/engineering/>. For related questions contact them at (817) 276-4243.

Park Development FeePark Development Fee may be assessed by the Parks Department. For related questions contact them at (817) 804-5788.

Water & Sewer Impact.....Water & Sewer Impact Fee schedule is available on City website <http://www.mansfield-tx.gov/departments/engineering/>. For related questions contact them at (817) 276-4243.

Mechanical & Plumbing	MECHANICAL (HVAC)	PLUMBING
	0 – 1,500 SF \$70.00	0 – 1,500 SF \$100.00
	1,501– 2,500 SF \$80.00	1,501– 2,500 SF \$110.00
	2,501– 3,500 SF \$90.00	2,501– 3,500 SF \$120.00
	3,501– 5,000 SF \$100.00	3,501– 5,000 SF \$130.00
	5,001 SF or larger \$110.00	5,001 SF or larger \$140.00
Electrical Permits	New single family residence Separate T-pole permits	.06 / sf under roof + \$20.00 T-pole \$20.00 + 30.00 issuance fee.
Other Permits & Fees	Irrigation/Sprinkler system Fence over 6 ft. (8' max.) Subdivision Screening Wall	\$140.00 (may vary if not approved) \$25.00 \$100.00
Re-inspection Fee.....	\$100.00 (must be paid before additional inspections are conducted).	

RESIDENTIAL CONSTRUCTION TRAILERS:

A permit is required for residential construction trailers. To obtain a permit an application form must be submitted along with a site plan showing where the trailer will be located. The permit fee is \$40.00. In addition, a permit will be required to hook up the electricity (\$50.00) and water/sewer (\$44.00).

SUB-CONTRACTOR'S REGISTRATION FEES:

Sub-contractor's (Plumber, Mechanical, Electrician, and Irrigator) must obtain their own permit(s), be licensed with the State and registered with the City of Mansfield before performing any work. To register you are required to complete a registration form, provide a copy of the required licenses, a copy of the applicant(s) driver's license(s) and Certificate of Liability Insurance. The fee to register is \$100.00 as applicable.

INSPECTIONS:

- To request an inspection call the 24-hour inspection line at (817) 276-4269, provide the correct address, the specific type of inspection needed, a contact name and phone number in case we have any questions.
- To view inspection schedule and/or results visit our web site at www.mansfield-tx.gov
- Inspections called in before 3:00 PM will be done the next business day. Cancellations must be made by 9:00 AM by calling (817) 276-4220 or (817) 276-4209.
- Work commencing before permit issuance may result in additional fees and/or penalties. Permits must be secured and all fees paid prior to starting work and/or scheduling an inspection.

LIST OF COMMON INSPECTIONS: The job address shall be posted and visible from the street.

• Temporary Power Pole: (TP):

Inspection of grounding, ground fault protection, wiring and bracing.

• Pier:

Pier inspections shall be done by an independent lab or Texas Licensed Professional Engineer. Copies of lab reports and/or stamped engineered letter shall be provided to the City of Mansfield.

• Plumbing Rough: (PR)

Inspection of all underground plumbing in foundation, which includes building drain, building sewer and water lines. Five-foot (5') water test required on DWV filled to the top of test pipe; air test on DWV not permitted. Water lines shall be tested with minimum 50-psi system water pressure or air pressure whichever is greater. A gauge shall be provided on the lines.

• Foundation: (FD)

Inspection of foundation make-up to ensure that foundation is in compliance with applicable plans and specifications. Grade beams shall be dug to the proper depth, the proper amount of rebar and/or cables shall be in place and supported properly with chairs. A copy of the foundation plan shall be available at the job site for inspection. All exposed copper water lines shall be wrapped or sleeved. Any PVC passing through beams or footings shall be sleeved or adequately wrapped. All cave-ins and/or water shall be removed from beams.

• Approach: (AP)

Inspection of approach make-up to ensure that approach is in compliance with applicable plans and specifications; see attached detail.

• Framing: (FR)

Inspection of all structural framing, exterior sheathing (house wrap shall not be applied until exterior sheathing has been inspected, if applicable), plumbing top-out, mechanical rough, electrical rough, metal firebox and chimney, shower pan, tubs and wall ties. Required plumbing tests shall be in place for inspection (water test on the entire DWV system, pressure test on water lines and test on gas piping if applicable).

• Masonry Fire Box: (FB)

Inspection of masonry firebox smoke chamber prior to the installation of tiles. There shall be a minimum 2" air space between the firebox and any combustible material. Masonry chimney shall not be supported by combustible materials. Non-combustible chimney supports shall be designed by an Engineer.

• **Temporary Electric and Gas Meter Release: (ET/GAS)**

Inspection of electric service installation, grounding and gas piping installation. All loose wiring shall be capped off and any open boxes covered. Gas piping shall be tested at a pressure of 3 psig or at least six inches (6") of mercury for fifteen (15) minutes. Gas test pressure shall be measured with a certified calibrated (diaphragm) gauge or mercury gauge. Spring gauges shall not be used.

Note:

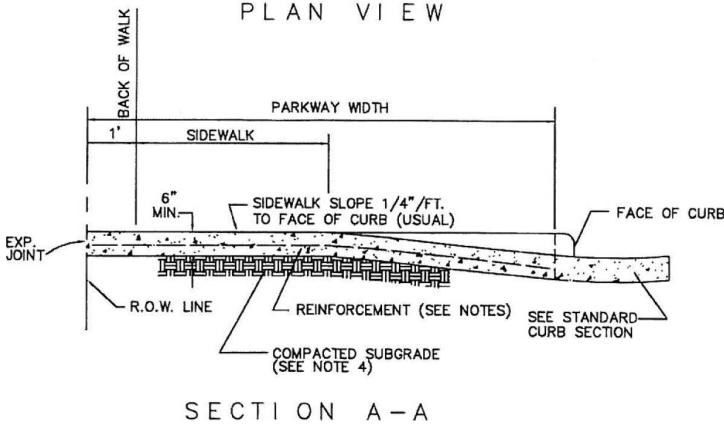
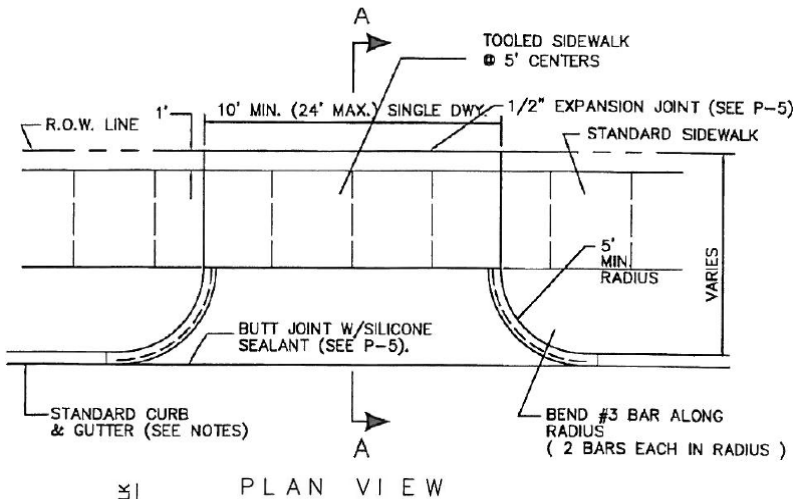
1. If a spa tub is installed, the skirt or access panel shall be off for inspection of the motor and grounding.
2. The release and installation of temporary electric and/or gas does not authorize occupancy of the structure prior to house final.

• **House Final: (HF)**

Inspection of completed house prior to occupancy. Reports and items required at final inspection; reports shall be left on the kitchen counter top:

1. The original energy report final approval with printed name of the energy inspector, signature, date and the company they work for,
2. The backflow report on the irrigation system,
3. As applicable, sign off from other City Departments,
4. The address shall be permanently posted visible from street,
5. Lot graded completed per to approved drainage plan,
6. Water meter box and inspection port installed cleanout to finished grade, and
7. All appliances and fixtures installed.

Residential Drive Approach (N.T.S.)



NOTES:

1. EXISTING CURB AND GUTTER, IF ANY, MUST BE SAWED.
2. REINFORCE DRIVE WITH #3 BARS AT 18" C-C, SUPPORTED BY STANDARD CHAIRS (3' MAX. SPACING).
3. SIDEWALK SECTION THRU DRIVEWAY TO BE THE SAME THICKNESS AS THE DRIVEWAY APPROACH & TOOLED TO MATCH SIDEWALK.
4. COMPACT SUBGRADE TO MINIMUM 95% ASTM D698, OPTIMUM MOISTURE CONTENT OR ABOVE.
5. DRILL INTO EXISTING STREET AT 18" CENTERS, 12" DEEP, EPOXY #3 BARS INTO EXISTING PAVEMENT.
6. DRIVEWAY CURB CUT SHALL NOT EXTEND INTO INTERSECTION RADIUS OR CURB INLET TRANSITION.
7. ALL CONCRETE FOR DRIVE APPROACH SHALL MEET THE QUALITY ON GENERAL PAVING STANDARDS SHEET AND SHALL RECEIVE A MEDIUM BRUSH OR EXPOSED AGGREGATE FINISH.
8. ALL CONCRETE SHALL BE CLASS "C" CONTAINING A MINIMUM OF 6 SACKS OF TYPE 1 CEMENT PER YARD AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,600 P.S.I. AT 28 DAYS (303.3.4.2), 5% (±%), AIR CONTENT. AGGREGATE SHALL CONSIST OF A MINIMUM OF 50% CRUSHED STONE (1" MAX.).

CITY OF MANSFIELD STORMWATER REQUIREMENTS FACT SHEET

For construction sites that will ultimately disturb less than 1 acre, no notification is required, however an erosion control plan should still be completed and submitted with construction plans. For sites that will ultimately disturb between 1 to 5 acres, a Construction Site Notice for small sites must be signed and turned in to the City prior to permit approval. For sites that will ultimately disturb more than 5 acres, a completed Notice of intent must be submitted to the City prior to permit approval. Home builders working inside a subdivision will most likely need to complete a full NOI, even though their individual disturbed area is far less than 5 acres.

Discharges from construction sites of anything other than stormwater are prohibited, this included sediments contained in stormwater. The City expects construction site operators to maintain compliance with State permit requirements. It is a violation of the stormwater ordinance if a site is not in compliance with the State permit.

It is a violation of the stormwater ordinance to damage or destroy stormwater control measures without repairing the control measure. This includes utility operators.

A qualified individual should prepare a Stormwater Pollution Prevention Plan (SWPPP or SWP3) for each site before any construction activities begin. All operators using the SWPPP should be listed in it.

Operators shall follow the guidelines of the SWPPP, making changes and notes as needed. Qualified personnel, provided by the operator, shall inspect control measures in accordance with State permit requirements. Maintenance will be conducted in accordance with recommended schedules for the control measure.

A copy of the Notice of Termination (NOT) should be submitted to the City once all construction activities on the site have ceased, the site has been permanently stabilized over 70% of the area, and all temporary control measures (silt fences, drain inlets, etc..) have been removed; or another permitted operator has assumed control of the entire site, including temporary control measures.

More information about stormwater requirements can be accessed through the City's website at <http://www.mansfield-tx.gov/departments/es/sm/>.

Further questions about City of Mansfield Stormwater policies should be directed to: Howard Redfearn, Stormwater Manager howard.redfearn@mansfield-tx.us or 817-276-4240