

Residential Building Permit Application

Development Services
 146 W. McCart Krum, TX 76249
 email: telgin@ci.krum.tx.us
 o: 940.482.3491 f: 940.482.3020
www.ci.krum.tx.us



Project Location					
Street Address:					
Subdivision Name:			Phase:	Lot:	Block:
Type of Work					
<input type="checkbox"/> New Home Construction		<input type="checkbox"/> Addition/Expansion		<input type="checkbox"/> Remodel/Alteration	
<input type="checkbox"/> Other (please describe):				<input type="checkbox"/> Fire Repair	
Description of Work					
Proposed Use:		Area of Work (sq. ft.):		Utilities:	
<input type="checkbox"/> Single Family		Conditioned spaces: _____		Electric <input type="checkbox"/> Oncor <input type="checkbox"/> CoServ	
<input type="checkbox"/> Patio Home (Zero Lot)		Garage: _____		Sewer <input type="checkbox"/> City <input type="checkbox"/> OSSF*	
<input type="checkbox"/> Townhouse		Covered patios/porches: _____		Gas <input type="checkbox"/> Atmos <input type="checkbox"/> LP*	
<input type="checkbox"/> Two Family		Accessory structures: _____		Water <input type="checkbox"/> City <input type="checkbox"/> Well*	
		Total Area: _____		* Additional permit application required	
Construction Value (\$):		Other Improvements:			
		Fence <input type="checkbox"/> Yes <input type="checkbox"/> No		Pool/Spa <input type="checkbox"/> Yes* <input type="checkbox"/> No	
		Accessory Structure <input type="checkbox"/> Yes <input type="checkbox"/> No		Irrigation <input type="checkbox"/> Yes* <input type="checkbox"/> No	
		* Additional permit application required			
General Contractor / Builder (registration required)					
Company Name:			Email Address:		
Contact Person:			Phone / Cell #:		
Street Address:			Fax #:		
City, State, Zip Code:					
Subcontractors (registration required)					
Electrical Contractor:					
Plumbing Contractor:					
Mechanical Contractor:					
Acknowledgement					
<p>I HEREBY CERTIFY THAT I AM THE AUTHORIZED AGENT OF THE OWNER. AFTER CLOSE REVIEW OF THE APPLICATION I FURTHER CERTIFY THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE WORK SHALL COMPLY WITH ALL PROVISIONS OF KRUM'S LAWS AND ORDINANCES WHETHER SPECIFIED OR NOT; AND THAT THE ISSUANCE OF THE PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY FEDERAL, STATE, OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. AN ISSUED PERMIT BECOMES INVALID IF THE WORK AUTHORIZED BY THIS PERMIT DOES NOT COMMENCE ONSITE WITHIN 180 DAYS OF ISSUANCE OR IF THE WORK ON THE SITE IS INCOMPLETE DUE TO SUSPENSION OR ABANDONMENT 180 DAYS AFTER WORK COMMENCED. ALL PERMITS REQUIRE FINAL INSPECTION AND/OR CERTIFICATE OF OCCUPANCY.</p>					
Signature:			Email Address:		
Printed Name:			Phone / Cell #:		
Date:			Fax #:		

Residential Building Permit Application Instructions

(New Construction)

GENERAL: No work including but not limited to erosion control, site grading, tree removal, lot-benching, retaining walls, etc. can begin prior to approval of permit application.

FEES: At the time of residential building permit application, a \$250 initial payment is required. *This initial payment is nonrefundable.* The initial payment will apply to the total of all fees for a residential building permit. The balance of all fees is due/payable at the time the permit is picked up.

The fees for a residential building permit include a building permit fee, a plan review fee, and a water tap fee, and may include a water deposit fee and a sewer tap fee. The building permit fee and plan review fee are based upon the total area of the home including conditioned spaces and unconditioned spaces such as covered patios/porches, garages and accessory buildings. The water tap fee (for ¾" or 1" meter), water deposit fee, and sewer tap fee are flat rate fees. The total fee will be calculated during review of the permit application. Fees are as follows:

Fee	Unit	Rate per Unit	Calculated Fee
Plan Review			
0-3000 S.F.	S.F.	\$0.10 per S.F.	
S.F. above 3000	S.F.	\$0.07 per S.F.	
Permit	S.F.	\$0.60 per S.F.	
Water Tap*	Flat	\$2000*	
Water Deposit	Flat	\$40/\$85	
Sewer Tap	Flat	\$3500*	
		Total	

♦ If tap exists at lot of construction and developer has paid fee, then no tap fee is required.

* If no sewer is available and using OSSF, then no fee is required.

No separate fees are required for electrical, plumbing, or mechanical work. Please see the notes at the end of this document for additional permit applications and associated fees.

The general contractor/builder and electrical, plumbing, and mechanical contractors must be registered with the City of Krum. (The registration fee is \$75 per contractor except for plumbing contractors.)

REQUIRED DOCUMENTS FOR APPLICATION: Three (3) complete sets of construction documents listed below shall be submitted with the permit application. The maximum document/drawing size shall be 24" x 36".

1. *Site/Plot Plan* – Plan shall state address, subdivision name and phase, and lot and block number. Plan shall show, dimension, and label property lines; easements; zoning setbacks; building footprints of home and accessory structures with distances to property lines; driveway and sidewalk pavement; and location of well and/or on-site sewage facilities if any.
2. *Tree Preservation Plan* – Tree preservation plan can be a part of the site/plot plan or can be a separate plan. Plan shall identify and locate all trees 6" in caliper or larger; shall note whether trees are to be preserved or are to be removed; and shall show and describe protection measures during construction for trees to be preserved.

3. *Grading Plan* – Plan shall show general direction/flow of drainage of the lot for construction. If proposed grading is consistent with the master grading plan within the approved civil engineering plans for the subdivision, grading may be shown on the site/plot plan. If no master grading plan, grading plan shall be prepared by State of Texas registered Professional Engineer or Registered Professional Land Surveyor. Plan shall be sealed, signed, and dated; original seals and signatures must be on all sets.
4. *Floor Plan* – Plan shall show and dimension overall building exterior; show exterior and interior walls/partitions; label rooms and room sizes; and show and label the sizes, types, and locations of windows and doors.
5. *Roof Plan* – The plan shall show compliance with the roof material requirements within City of Krum’s zoning ordinance. Show all roof pitches and roof materials. Roof plan information may be shown on exterior elevations.
6. *Exterior Elevation Plan* – The plan shall show compliance with the architectural and masonry requirements within City of Krum’s zoning ordinance. State types of architectural features provided. Provide elevation drawings for all sides of the building and label exterior building materials. Provide and complete the summary table below.

Elevation	Area of Elevation	Area of Masonry	Percentage of Masonry
North			
1 st Floor			
2 nd Floor			
South			
1 st Floor			
2 nd Floor			
East			
1 st Floor			
2 nd Floor			
West			
1 st Floor			
2 nd Floor			
All (Total)			

7. *Structural Plans* – Structural plans shall be prepared, sealed, signed, and dated by a State of Texas registered Professional Engineer. Original seals and signatures must be on all sets.
 - a. Foundation Plan – Plan shall state compliance with 2009 International Residential Code, shall show foundation sections and details, and shall note on plan or separate letter that the foundation design is for the specific soil conditions of the lot for construction. If using post tension slab design, submit engineered shop drawings of tendon design with plan.
 - b. Masonry Veneer Plan – Plan is only required for any masonry veneer supported by wood or steel framing and not supported by the foundation.
 - c. Truss Plan – If using roof trusses and/or open web trusses, submit engineered show drawings.
8. *Electrical Plan* – Plan shall show and label meter base, main panel and subpanels, outlets, lighting and other fixtures, switches, and smoke/carbon monoxide detectors. Electrical plan information may be shown on floor plan.

9. *Plumbing Plan* – Plan shall show and label all plumbing fixtures including lavatories and sinks, hose bibs, toilets, showers and bathtubs, water heater, and other fixtures. If natural gas or liquefied petroleum appliances are to be provided, show and label appliances. Plumbing plan information may be shown on floor plan.

10. *Energy Compliance Plan/Documentation* – All new residential construction must comply with the energy conservation standards of Chapter 11 of the 2009 International Residential Code. Compliance shall be demonstrated by completion of the Energy Code Checklist for Residential Construction form (attached to this packet) and submittal of corresponding documentation/reports.

APPLICATION INFORMATION:

1. *Project Information* - Provide the street address and/or subdivision name and phase, and lot and block information.
2. *Type of Work* – Select the type of work by checking the appropriate box.
3. *Description of Work* – Select the appropriate proposed use; enter the values for the area of work; select appropriate utilities; enter the construction value; and note other improvements that may be constructed at the same time as this work. For improvements that are noted as needing separate additional permits, complete and submit appropriate permits and fees.
4. *General Contractor / Builder* – General contractors must register with the City. Provide the company name, contact person, street address (for the business), city, state, zip code, email address, phone/cell number, and fax number for the project.
5. *Subcontractors* – Electrical, plumbing, and mechanical contractors must register with the City. Provide the company names of the subcontractors for the project.
6. *Acknowledgement* – Read the acknowledgement statement. The acknowledgment must be signed by the owner or general contractor/builder acting as authorized agent for the owner. Provide the printed name, email address, phone/cell number, and fax number for the owner/authorized agent. Sign and date the application.

NOTES:

1. No work including but not limited to erosion control, site grading, tree removal, lot-benching, retaining walls, etc. can begin prior to approval of permit application.
2. No permit applications may be filed prior to platting of the property for construction.
3. If City of Krum potable water and/or sanitary sewer service is not available at the property for construction, separate applications and fees for well permits and/or on-site sewage facility permits are required.
4. Separate permit applications and fees are required for any proposed pool/spa and/or irrigation system.
5. The use of liquefied petroleum (LP) gas (propane), tank size, and tank location must be authorized and approved by the City of Krum Fire Chief.

Energy Code Checklist for Residential Construction

Project Location			
Street Address:			
Type of Work			
<input type="checkbox"/> New Home Construction	<input type="checkbox"/> Addition/Expansion	<input type="checkbox"/> Remodel/Alteration	<input type="checkbox"/> Fire Repair

GENERAL: All residential construction must comply with energy conservation standards of Chapter 11 of the 2009 International Residential Code.

COMPLIANCE METHOD: Choose one of the four methods below to demonstrate compliance with residential energy conservation standards. Please note that regardless of method selected all residential projects must comply with the mandatory requirements of Chapter 11 of the 2009 IRC as summarized in the next section of this checklist.

- Prescriptive* – The minimum insulation value shall be provided for foundation, wall, floor, ceiling, and roof assemblies; for ductwork; and for windows, skylights, doors and other fenestrations with greater than 50% glazing area. If using this method, complete the table below.
- “Trade off”* – Compliance can be demonstrated using the REScheck report and compliance statement. If using this method, submit report with application.
- Performance* – Compliance can be demonstrated using RemRate™, Energy Gauge™, or IC3 documentation/reports. If using this method, submit report with application.
- EnergyStar®* - If this method is selected, no documentation is required for release of permit for construction; however, prior to final inspection/certificate of occupancy certificate of compliance by an independent rater must be provided.

MANDATORY REQUIREMENTS:

Mandatory Requirements	Notes
a. Building Thermal Envelope	Seal building envelope from air infiltration
b. Attic Access	Access doors shall be weather-stripped and insulated
c. Air Sealing and Insulation	Verify sealing and insulation through a blower-door test (effective January 1, 2016)
d. Fireplaces	Wood-burning fireplaces must have gasket doors
e. Fenestration ≤ 0.3 cfm/sf	Windows, sliding glass doors, skylights
f. Fenestration ≤ 0.5 cfm/sf	Swinging doors
g. Recessed Lighting	Must be IC-rated and air tight
h. Heating/Cooling System Controls	Programmable thermostats required
i. Duct Sealing	All ducts sealed with approved materials
j. Duct Tightness Testing	Required if duct is outside of thermal envelope (effective January 1, 2016)
k. Building Cavities	Building cavities shall not be used as supply ducts
l. Mechanical System Piping Insulation	R-3 minimum for > 105° or < 55°F
m. Circulating Hot Water System	Piping insulated to R-2 minimum and on/off switch required
n. Mechanical Ventilation	Dampers required for outdoor air intakes/exhausts
o. Lighting Equipment	A minimum of 50% of light bulbs must be compact fluorescent or other high efficiency lamp

PRESCRIPTIVE COMPLIANCE TABLE: Complete information for actual values of materials/assemblies used for construction.

Building Components	Prescriptive Standard	Actual Value	Notes
Insulation – Prescriptive standard is minimum R-value			
Ceilings	R-30		R-30 is the minimum. There is no reduction allowance for vaulted ceiling or mechanical platforms.
Wood Framed Wall	R-13		
Floors over Unconditioned Space	R-19		
Basement Walls	n/a		Basement wall insulation is not required in warm-humid locations such as Denton County.
Crawl Space Walls	R-5 or R-13		R-5 continuous insulation on the interior or exterior; R-13 for interior wall cavity.
Duct Insulation	R-8 in attic		Ducts located completely inside the building thermal envelope are exempt.
	R-6 other than in attic		
Fenestrations – Prescriptive standard is maximum U-factor			
Windows, Sliding Glass Doors, and Swinging Doors with greater than 50% glazing	U-0.50		An area-weighted average may be used to satisfy the U-factor requirements but must include all windows, skylights, glass doors, and opaque doors. Provide documentation if this is used. Fifteen square feet of window space and one door (maximum twenty-four square feet) may be exempted if labeled on floor plan.
Skylights	U-0.65		

NOTES:

1. For further clarification on any of the above items, please consult Chapter 11 of the 2009 International Residential Code (IRC). The IRC may be purchased through the International Code Council at www.iccsafe.org or 1-888-ICC-SAFE.
2. For a Thermally Isolated Sunroom addition (greater than 40% glazing area of walls and roof), refer to Section N1102.2.11 of the IRC.
3. For up-to-date energy references, energy training, and free, downloadable REScheck software, visit www.energycodes.gov.
4. The International Code Compliant Calculator (IC3) can be accessed at <http://ic3.tamu.edu>.