



CITY OF FULSHEAR

BUILDING SERVICES

PO Box 279 / 29255 FM 1093 #12C

Fulshear, Texas 77441

Phone: 281-346-8860 ~ Fax: 281-346-8237

www.fulsheartexas.gov

RESIDENTIAL BUILDING PERMIT REQUIREMENTS

_____ I. Building Permit Application

- _____ All information on application completed
- _____ Water/Sewer application with all information completed
- _____ Permit Fee
- _____ Water/Sewer Fee
- _____ Residential Outdoor Lighting Requirements

_____ II. Drawings and Data (Two Copies)

- _____ Site plans showing all property lines, existing and proposed structures, and drive approach. Drawings must be drawn scale and show a north arrow.
- _____ Architectural drawings with floor plans, elevations, framing plan, material information identifying all construction material. Drawings must be drawn to scale.
- _____ Foundation details with reinforcing schedule with a State of Texas registered engineer's seal.
- _____ Pumping riser diagrams
- _____ Electrical wiring diagrams and load calculations.
- _____ Energy Code Report (Energy Star or ResCheck) with property address and plan number, energy star provider or IECC certified plans examiner registered with the City of Fulshear
- _____ Windstorm design details that meet 2015 IRC
- _____ Manual J Load calculation

Master Plans – Master plans are a great way to speed up the permitting process and reduce paper. To master a plan please submit two copies of each plan. Once the master plan is approved the following paperwork will be the only requirements needed for a permit. (2 complete sets of the following)

- Permit Application (with Master Plan number listed on application)
- Water/Sewer Tap Application
- Site Plan
- Energy Code (with correct property address and signature from energy code provider)
- Engineer Letter
- Permit Fee
- Water/Sewer Tap Fee
- Outdoor lighting requirements



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Residential Building Permit Application

Project Address: _____ Application #: _____ - _____

Project Name: _____ Approved Plat: Yes No Zoning District: _____

Flood Zone: _____ Subdivision: _____ Section: _____ Lot: _____ Block: _____

Property Owner: _____ Address: _____ City: _____

State/Zip: _____ Phone: () - - Fax: () - -

Class of Work: New Remodel Demolition Addition

Total Square footage of Improvements (+ Garage): _____

MASTER PLAN NO. _____ ELEVATION: _____ OPTION(S): _____ [if added square footage]

Residential: # of Stories 1 2 2.5 Basement; Building Height: _____

Number of Bedrooms 1 2 3 4 or _____; Number of Baths _____

Garage: 1 2 3 4 Attached Detached Exterior: Brick, Stone, Stucco, Other:

Description of Work:

Contractor (Company Name): _____

Address: _____ City: _____ State/Zip: _____

Phone #: _____ - _____ - _____ Cell #: _____ - _____ - _____

Contact Person: _____ Email: _____

(PLEASE PRINT)

Valuation of the Project \$ _____

Signature of Permittee: _____ Date: _____

OFFICIAL USE ONLY

Received By: _____ Time/Date Stamp: _____

Plan Checking Fee: _____ Building Permit Fee: _____ TOTAL FEES: _____

No Exceptions Taken: _____ Date: _____

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Residential Building Fee Schedule

RESIDENTIAL [Building Valuation is based on \$100.95 per square foot of the total structure]

Building Permit Fee^[Total square footage] -----\$ _____

Plan Review Fee^^[50% of the total building permit fee] -----\$ _____

Sub-Total \$ _____

New Structure Inspection Fee-----\$600.00

[remodel, additions inspection fees will be based on the scope of the project]

Permit Application Fee: Shall be paid at the time of plan submittal -----\$ 35.00

Total Building Permit Fees: \$ _____

Example:

Building Valuation^: 3500 square foot total [each floor level + garage] X \$100.95 = \$ 353,325.00

\$460.00 + (\$ 253,325.00/\$1000.00=253.33 X \$ 3.00=\$ 759.99) = -----\$ 1,219.99

Plan Review Fee^^: \$1219,99 / 2 = -----\$ 609.00

Permit Application Fee-----\$ 35.00

New Structure Inspection Fee-----\$ 600.00

Total Building Permit Fee -----\$ 2463.99

Building Valuation^ of

\$1,000.00 or Less = \$25.00 Minimum

\$1001.00 to \$50,000.00 = \$25.00 plus \$5.00 per \$1000.00 or fraction thereof over \$1,000.00

\$50,001.00 to \$100,000.00 = \$260.00 plus 4.00 per \$1,000.00 or fraction thereof over \$50,000.00

\$100,001.00 to \$500,000.00 = \$460.00 plus \$3.00 per \$1000.00 or fraction thereof over \$100,000.00

\$500,001.00 to \$1,000,000.00 = \$2314.00 plus \$3.50 per \$1000.00 or fraction thereof over \$500,000.00

\$1,000,001.00 or more = \$4064.00 plus \$3.00 per \$1000.00 or fraction thereof over \$1,000,001.00



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APPLICATION FOR RESIDENTIAL UTILITY SERVICES/NEW CONSTRUCTION

Date of Application: _____

District: _____

Subdivision Name: _____

Meter Size (please specify): 3/4" _____ 1" _____ Other _____

Service Address: _____

Lot: _____ Block: _____ Section: _____

Billing Information for Monthly Water Bill:

Customer Name: _____

Mailing Address: _____

City/State/Zip: _____

Phone Number: _____ Fax Number: _____

Email Address: _____

APPLICANT TO ATTACH PLOT PLAN, SHOWING PROPOSED LOCATION OF BUILDING

*METERS WILL BE INSTALLED 10 TO 15 BUSINESS DAYS AFTER TRANSMITTAL DATE

I HEREBY ACCEPT ALL THE ABOVE CONDITIONS AND CERTIFY THAT ALL STATEMENTS HEREIN RECORDED BY ME ARE TRUE.

Signature

Print Name

Phone #

Date

For Office Use Only:

Tap Order #: _____ Location #: _____

Payment Date: _____ Inspection Date: _____ Transmittal Date: _____



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Residential Building Permit Approval

Typical Notes:

1. Permits and Accepted Plans are required on the job at all times.
2. Address needs to be posted visible from the street at all times.
3. Electrical, Mechanical, and Plumbing permits will need to be pulled separately by licensed, registered contractors prior to starting work.
4. All changes to construction plans must be submitted to the city prior to work being performed.
5. Inspections must be called or emailed to the city prior to 7pm the day before requested inspection.
6. All inspections must be requested by email to inspections@fulsheartexas.gov or called in to the city inspection line 281-346-8850, prior to 7pm the day before.
7. When requesting an inspection, the contractor must supply the address and permit number along with the type of inspection. Permit holder will solely be allowed to schedule final inspections.
8. Re-inspection fees are required to be paid prior to re-inspection being scheduled. Re-inspection fees are \$60.00.
9. Firewall inspections are required prior to cover up. (when firewalls are required)
10. Prior to final inspection the contractor must supply the city with a copy of the final survey and the final energy code inspection report, the energy code report must also have the duct leakage test report.
11. All backflow devices must be inspected and certified prior to final inspection approval.
12. Occupancy of the building is prohibited until the final building inspection is approved.

Inspections will not be made if the address and permit is not posted.

Inspections will not be performed when there are major construction debris or storm water issues.



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Residential Outdoor Lighting Requirements

12/16/2015

Effective January 1, 2016 the Building Services Department will review all permit applications for compliance with the City of Fulshear Outdoor Lighting Ordinance 2015-1194.

No individual outdoor lighting luminaire on a residential site may exceed the luminaire lumen limit set forth in the lighting zoned in the table below:

	LZ0	LZ1	LZ2
Fully Shielded Luminaire	630	1260	1260
All other Luminaire	125	125	125

*Cross Creek Ranch and Fulbrook on Fulshear Creek are both in the LZ1 Zoning, if you are unsure of which lighting zone you are in please contact 281-346-8860.

Any outdoor lighting other than over a garage or at a building entrance must include controls that automatically extinguish the lighting when sufficient daylight is available using a control device or system such as a photoelectric switch, astronomic time switch or equivalent functions from a programmable light controller, with battery or similar backup power or device.

All lighting must consist of **fully shielded luminaires**, exception is low voltage landscape lighting when it does not exceed the max allowed in the chart above under all other luminaires and must be provided with a diffuser and the source of light is not visible from any other property.

In order to comply with this ordinance all new exterior lighting must be approved prior to installation by submitting a copy of the manufacturer spec sheet for each type of outdoor lighting to be installed.

Existing Lighting must comply with the requirements of the Outdoor Lighting Ordinance after a reasonable amortization period, which is presumed to end ten years after the effective date of the Ordinance which was approved by City Council on the 22nd day of September 2015.

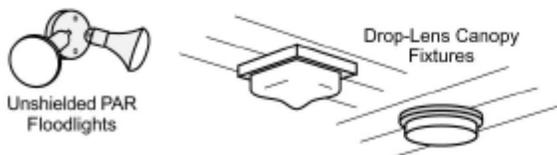
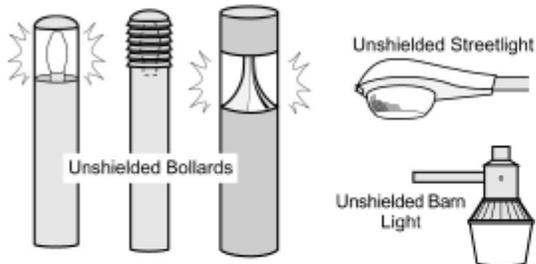
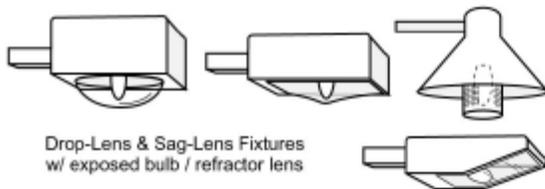
For more information regarding the preservation and protection of the nighttime environment go to www.darksky.org.

Better Lights for Better Nights

Help eliminate light pollution. Select the best fixture for your application using this guide. Use the lowest wattage bulb appropriate for the task and turn off the light when it's not being used.

Unacceptable / Do Not Use

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night

