



# CITY OF FULSHEAR

## **BUILDING SERVICES**

PO Box 279 / 29378 McKinnon Rd. Suite C

Fulshear, Texas 77441

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

[www.fulsheartexas.gov](http://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, signed by architect, engineer, energy star provider or IECC certified plans examiner
- \_\_\_\_\_ Windstorm design details that meet 110mph windspeed

**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



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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 :** \_\_\_\_\_

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): \_\_\_\_\_

Fulshear Contractor Registration No. \_\_\_\_\_

Address: \_\_\_\_\_ City, \_\_\_\_\_ State/Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax#: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Cell #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Contact Person: \_\_\_\_\_ E-mail: \_\_\_\_\_

(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: \_\_\_\_\_

02/24/2016 PRJ

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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 \$1,000,000.00

\$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: \_\_\_\_\_

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#### **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](mailto: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:

	<b>LZ0</b>	<b>LZ1</b>	<b>LZ2</b>
<b>Fully Shielded Luminaire</b>	630	1260	1260
<b>All other Luminaire</b>	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 [mkillebrew@fulsheartexas.gov](mailto:mkillebrew@fulsheartexas.gov).

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 22<sup>nd</sup> day of September 2015.

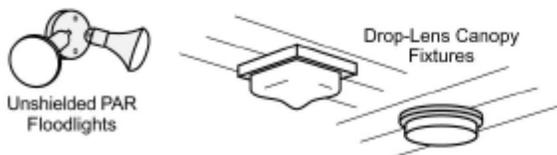
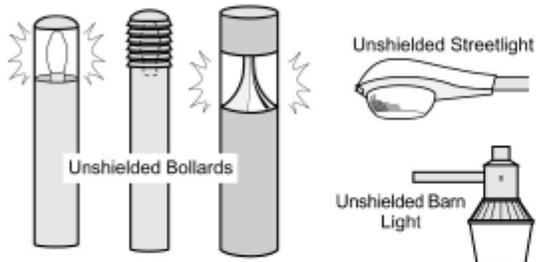
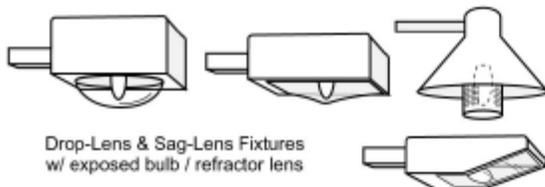
For more information regarding the preservation and protection of the nighttime environment go to [www.darksky.org](http://www.darksky.org).

# 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

