

City of Rio Vista

*201 S. Highway 174
Rio Vista, Texas 76093*

Residential New Home Building Requirements

This document is not meant to modify any Federal or State laws or City Ordinances. It is intended to be informative and to be used as a guideline. Where circumstances of a particular job differ from these procedures, the decision of the Building Department will prevail.

Building Codes

The City of Rio Vista, Texas, has adopted the following codes regulating building construction.

*2012 International Building Code
2012 International Plumbing Code
2011 National Electrical Code
2012 International Fuel Gas Code*

*2012 International Residential Code
2012 International Mechanical Code
2012 International Fire Code
2012 International Energy Conservation Code*

Building Permit

Before a building permit will be approved, all plans and documents related to the permit application must be approved by City Council and Bureau Veritas. Approved permits must be picked up at the City Hall prior to work beginning and retained on site during construction. Permit becomes void if construction does not commence within six (6) months from date of application.

A permit fee must be paid upon submission of the building permit application for all new residential construction. All permit fees are non-refundable.

All Contactors performing work within the City of Rio Vista's jurisdiction must be registered with the City and provide proof of liability insurance.

Where work for which a permit is required is started or proceeded prior to obtaining a permit, the fees specified shall be doubled, but the payment of such fee shall not relieve any persons from fully complying with the requirements of the adopted codes in the execution of the work nor from any other penalties prescribed herein.

Plan Review

The City will verify submittal documents are complete and forward to Bureau Veritas for Plan Review. Bureau Veritas will contact the applicant directly if additional information and/or documents are required and to discuss any noncompliance or deviation from City zoning and adopted Code requirements.

Inspections

Inspections received by 5:00 p.m. Monday – Friday will be performed the next business day. Inspections related to building construction must be called into Bureau Veritas at (877) 837-8775 or faxed to (877) 837-8859. Inspection requests can also be emailed to: inspectionstx@us.bureauveritas.com

Permit packet that includes the approved plans and documents and all inspection tickets must be on site at the time of inspection.

The building final inspection must be passed and Certificate of Occupancy issued prior to occupancy of building.

Construction Site

A temporary property address must be posted at the front of the lot and readable from the street. Permanent street numbers must be displayed before final inspection.

A portable sanitary restroom for your workers MUST be on your property until the final inspections are approved.

A trash receptacle constructed to prevent construction trash from blowing or scattering from the jobsite/property shall be maintained until job completion. NO construction material, debris, or sanitary restroom facility shall be placed or stored in the public right-of-way or drainage areas at any time.

Erosion control must be in place prior to the first inspection.

City of Rio Vista

Residential Permit Application

Building Permit Number: _____		Valuation: _____	
Project Address: _____		Zoning District: _____	
Lot: _____	Block: _____	Subdivision: _____	
Project Description:	NEW SFR <input type="checkbox"/>	SFR REMODEL/ADDITION <input type="checkbox"/>	SPECIFY OTHER: _____
	PLUMBING <input type="checkbox"/>	MECHANICAL <input type="checkbox"/>	ELECTRICAL <input type="checkbox"/>
	ACCESSORY BUILDING <input type="checkbox"/>	LAWN IRRIGATION <input type="checkbox"/>	SWIMMING POOL <input type="checkbox"/>
			DEMO <input type="checkbox"/>
			FENCE <input type="checkbox"/>
Description of Work:			
Area Square Feet:		Covered	
Living: _____	Garage: _____	Porch: _____	Total: _____
			Number of stories: _____
IS THIS PROPERTY IN A FLOODPLAIN: <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, provide Flood Plain Certificate</i>			

Owner Information:			
Name: _____		Contact Person: _____	
Address: _____			
Phone #: _____	Mobile #: _____	Email: _____	

General Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Mechanical Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Electrical Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Plumber/Irrigator	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
TPO Energy Provider	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: _____ **Date:** _____

OFFICE USE ONLY:

Approved by: _____	Date approved: _____	
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Total Permit Fees: _____

Received By: _____

Date: _____

BV Project #: _____

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New Residential Plan Review Checklist

Address: _____ **Date Received:** _____

Permit Application with an original signature must be complete and submitted with the following information:

- _____ **(2) Site Plans to include:** (Must submit a filed plat of lot)
 - Legal Description (lot, block, subdivision)
 - North area and scale
 - Property lines and lot dimensions
 - All easements
 - Proposed structure and all existing buildings
 - Driveways and sidewalk dimensions
 - Setbacks for front, rear and sides of house must be shown on site plan

- _____ **(2) Residential Energy Code Compliance Report - Rescheck, IC3 report and Energy Star reports accepted** (www.energycodes.org)

- _____ **(2) Foundation Plans - Conventional Rebar Slab Foundation – Regionally Accepted Practices – Foundation Detail (Reference IRC) or Engineered plans for Post Tension Foundation – Engineered Foundation plans and letter.** Must state foundation was designed for the soil conditions on that particular lot and the design criteria of the IRC.

- _____ **(2) Sets of house plans to include:** floor plan, exterior elevations, roof design, mechanical design, electrical design, plumbing design, construction details, window/door schedule, masonry on wood details, sheer wall details.

- _____ **Driveway approaches and drainage culverts - Engineered plans**
(Driveways accessing State Highways require a TXDOT permit)

- _____ **Contractor Registration required for General, Electrician, Plumber, Mechanical, Irrigator, and Backflow Tester.**

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New Residential Permit Submittal Requirements

CONSTRUCTION DOCUMENT SUBMITTALS: Two (2) copies of complete set of construction documents are required for plan review. Construction documents must be submitted along with a completed permit application form.

Site plans (plot plans) drawn to a scale of 1" = 20'. Site plans must show lot dimensions, footprint of building and distance from building to property lines, platted building lines, driveways, all easements, and the address and legal description of the lot.

Floor plans drawn to a scale of 1/4" = 1'. Floor plans must show all dimensions, room names, size and type of windows and doors, cabinets and fixtures, and ceiling heights.

Exterior elevation plans drawn to a scale of 1/4" = 1'. Exterior elevation plans must show exterior materials, windows and doors, roof slopes, chimneys, and overhangs.

Structural plans, where required, drawn to a scale of 1/4" = 1'. Structural plans must show second floor framing, ceiling framing, roof framing, headers, and beams.

Foundation plans (must be sealed by a State of Texas Licensed Engineer or Foundation Detail (Reference IRC) drawn to a scale of 1/4" = 1'. Foundation plans must show all dimensions, location and spacing of beams, location of post-tensioning cables (if applicable), location and sizes of rebar (if applicable), concrete specifications, slab thickness, beam sizes and details, post-tensions cable details (if applicable), other notes and requirements by the Engineer, and the address and legal description of the lot.

Engineer's foundation design letters. Letters must include a statement that the foundation has been designed specifically for soil conditions of listed lot and that design is in accordance with the building code, must be sealed by the State of Texas Licensed Engineer that designed the foundation plans, and must show the address and legal description of the lot.

Masonry on Wood details, if applicable. Masonry on wood details must be sealed by a State of Texas Licensed Engineer or built to the International Residential Code details.

Electrical plans (may be combined with floor plan) drawn to a scale of 1/4" = 1'. Electrical plans must show location of receptacles and other outlets, exhaust fans, smoke detectors, light fixtures, service equipment and panels.

Plumbing plans (may be combined with floor plan) drawn to a scale of 1/4" = 1'. Plumbing plans must show location of fixtures, water heaters, and gas outlets.

Energy Compliance Report – ResCheck, Remrate, or IC3 report accepted. (www.energycodes.gov)

NOTE: A Form Survey sealed by a State of Texas Licensed Surveyor will be required to be on site for the Plumbing Rough Inspection.

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Council Agenda Request

Form must be completely filled out. Return to City Hall

Name: _____ Date: _____

Address: _____

Phone: _____ Cell: _____

Property Address: _____

Company / Organization: _____

Agenda Request: _____

Date of meeting you wish to attend: _____

Will representative be present at meeting: Yes No

Do you have material that will need to be handed out prior to the meeting: Yes No
(Please provide to City Secretary)

I understand that this a request to be placed on the requested agenda to go before the City Council of the City of Rio Vista . This is not a guarantee that I will be placed on the requested agenda.

Applicants Signature

Date

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Residential New Home Inspections

Please contact Rio Vista City Hall to request scheduling inspections. Any of our office staff can assist you. Inspections will be completed by Richard Grace with Graceful Inspections. Inspection can typically be performed the next business day. Inspection requests can also be called in or emailed to Rio Vista City Hall.

Rio Vista City Hall: (817) 373-2588

Email to: cityhall@riovistatx.com

Graceful Inspections: (817) 929-0329

- **Plumbing Rough** - All inspections in this group must be requested at same time
- **Water Service**
- **Yard Sewer**
- **Form Survey** – Must be in permit packet for inspection to be passed
- **Foundation** - Engineered Foundation letter is acceptable, but must be in packet at time of
- frame inspection
- **Electric Rough** - All inspections in this group must be requested at same time
- **Mechanical Rough**
- **Gas Rough Piping /Test**
- **Plumbing Top-out**
- **Frame**
- **Energy Insulation** – 3rd party green tag must be in permit packet at Energy Final.
- **Construction Electric and Gas Final** - Meters will be released by city
- **Electrical Final** - All inspections in this group must be requested at same time
- **Mechanical Final**
- **Plumbing Final**
- **Energy Final** - 3rd party green tag must be in permit packet.
- **Customer Service Inspection Form** - Will be completed by inspector
- **Building Final**
- **Temporary Pole and Flatwork** - Can be called in at any time during construction.

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New Residential Energy Inspections

There will be 2 inspections required, one at pre-drywall and one at final. Duct testing must be conducted at finals, but prior to the Building Final.

Pre-drywall inspection to include:

- Insulation R-Value Installed
- Quality of Insulation Installation
- Window Values
- Proper Sealing of Envelope
- Thermal Bypass Enclosure installed in appropriate locations
- Inspection of Duct System Connections for proper sealing techniques

Final Inspection to include:

- Attic Insulation Installed R-Value and Quality
- Space Heating and Cooling Equipment Efficiencies
- Water Heating Equipment Efficiency
- Weather Stripping of all Doors (and Attic Access located within Conditioned Space)
- Duct Leakage Testing
- Blower Door Testing

Third party energy inspectors must have one of the certifications listed below and must be registered with the City of Rio Vista prior to conducting any inspections.

ICC Certifications
BPI Certification

HERS Certification
Proof of Experience Performing Diagnostic Testing

The third party inspector must leave verification of compliance on site for city inspector. Building finals will not be approved unless all required documentation is received. Bureau Veritas inspectors will acquire the documentation in the field prior to completing any subsequent inspection past the stage of energy approval.

PAYMENT SHEET

COPY

Permit Fee + \$50 Inspection Fee	Permit Fee	Insp. Fee	Total
Antenna, Fire Pit, Siding, Ect.	Based on Job Value	50.00	
Report	35.00	50.00	
Carport w/ electricity	35.00	50.00	
Deck/ Patio	25.00	50.00	
Deck/ Patio w/ electricity	25.00	50.00	
Fence	25.00	50.00	
Foundation	25.00	50.00	
Gas	25.00	50.00	
Heat & A/C- above 4 ton	48.00	50.00	
Heat & A/C- up to 3 1/2 ton	26.00	50.00	
House Moving	490.00	50.00	
Mechanical	25.00	50.00	
Non-Permanent Building 200 sqft w/electrical or plumbing	115.00	50.00	
Plumbing- Remodel	25.00	100.00	
Plumbing- Repair	25.00	50.00	
Remodel	75.00	50.00	
Remodel w/ electricity	25.00	100.00	
Repair w/ electricity	25.00	50.00	
Repairs not listed	25.00	50.00	
Roof Decking	25.00	50.00	
Setup- Manufactured Home/ House Move-in	200.00	50.00	
Sprinkler System (Exterior)	30.00	50.00	
Sprinkler System (Interior)	25.00	50.00	
Storage Building	35.00	50.00	
Storm Shelter	25.00	50.00	
Windows	25.00	50.00	
Vent Hood/ Exhaust/ Filtration System	15.00 each		
New Construction/ Add-on (closed in area) + \$50 inspection	Permit Fee	Insp. Fee	Total
0-500 sqft	415.00	50.00	
501-1,000 sqft	540.00	50.00	
1,001- 1,500 sqft	860.00	50.00	
1,501-2,000 sqft	1,120.00	50.00	
2,001-2,500 sqft	1,340.00	50.00	
2,501- 3,000 sqft	1,560.00	50.00	
3,001- 3,500 sqft	2,380.00	50.00	
Each additional 500 sqft	300.00	50.00	
Electricity- under 500 sqft.	65.00	100.00	
Electricity- over 500 sqft.	65.00 + .06/sqft	100.00	
Plumbing	25.00	150.00	
Gas	25.00	50.00	
Mechanical (A/C & Heater)	25.00 + .04/sqft	100.00	

Permit Fees
 Inspection Fees

 Total

§ A2.001 Building/construction permits.

(a) Contractors that must register with the city are building contractors, electrical contractors, plumbing contractors, mechanical contractors, sign contractors, general contractors, roofing contractors, and irrigation and backflow contractors. Each registered contractor must provide city with proof of liability insurance.

(b) Commercial permit table:

Total Building Areas (Square Foot)	Fee
Up to 2,500	\$965.00
2,501 to 10,000	\$260.00 + \$0.28/sq. ft
10,001-50,000	\$645.00 + \$0.25/sq. ft
50,001-100,000	\$1,940.00 + \$0.22/sq. ft
100,001-300,000	\$3,220.00 + \$0.21/sq. ft
Over 300,001	\$7,110.00 + \$0.20/sq. ft

- (1) New residential structure: \$0.70 per square foot of all floor area under roof.
- (2) Commercial structures - new, repairs to, and alterations to: Per commercial permit table.
- (3) New multifamily complex: Per commercial permit table.
- (4) Investigation fee for working w/o permits: Double the permit fee.
- (5) Permit renewal fee: 75% of the original permit fee.
- (6) Residential plan review fee: 25% of the building permit or \$50.00, whichever is greater.
- (7) Commercial/multifamily plan review fee: 40% of the building permit or \$150.00, whichever is greater.
- (8) Reinspection fee - 1st: \$50.00.
- (9) Reinspection fee - subsequent: \$75.00.
- (10) Inspections outside of regular business hours: \$65.00/hr. (min. 2 hours).
- (11) Drive approach fee: \$60.00.
- (12) Cement/asphalt work: \$0.10 per total pad square footage.
- (13) Commercial certificate of occupancy: \$100.00.
- (14) Demolition permit - Res: \$60.00.
- (15) Demolition permit - Com: \$100.00.
- (16) Demolition deposit: \$200.00 (will be returned after a final inspection if all trash, rubbish, etc has been cleared).
- (17) Residential additions: \$0.60 per square footage of addition.
- (18) Residential alterations and repairs: \$0.35 per square footage; minimum fee \$100.00.
- (19) Residential windows and doors just window/door and frame): \$10.00 per window/door.
- (20) Detached garages: \$0.60 per square footage of structure.
- (21) Carports: \$60.00.
- (22) Portable and accessory buildings: \$0.42 per total building square footage.

- (23) In-ground swimming pool: \$450.00.
- (24) Above-ground swimming pool, spas, and Jacuzzi: \$50.00.
- (25) Fences: \$60.00.
- (26) Mobile home (move in or out): \$40.00.
- (27) Roofing decking: \$100.00.
- (28) Unauthorized cover up fee: \$75.00.

(Ordinance 758-2019, sec. 2, adopted 6/20/19; Ordinance 760-2019, sec. 2, adopted 7/18/19)

§ A2.002 Miscellaneous construction permits.

(a) Subcontractor permits - electrical, mechanical, and plumbing

Base fee	\$60.00
New residential structures	\$0.06/total sq. ft.
New commercial structures	\$0.08/total sq. ft.
Res. remodels, addition, & alterations	\$0.06/total sq. ft.
Com. remodels, addition, & alterations	\$0.08/total sq. ft.
Electrical temp poles	\$60.00
Upgrade electrical service	\$100.00
Sign electrical	\$60.00
Swimming pool electrical/plumbing	\$60.00
Contractor registration	\$100.00
New mechanical system	\$60.00/air handling unit

- (b) Irrigation system: \$60.00.
- (c) Seasonal permits: \$50.00.
- (d) Temporary use and sales: \$25.00.
- (e) Mobile home park annual permits: \$100.00.
- (f) Septic system: \$500.00.
- (g) Investigation fee for working without permits: Double permit fee.

(Ordinance 691-2017 adopted 9/7/17; Ordinance 760-2019, sec. 3, adopted 7/18/19)

§ A2.003 Sign permit fees.

(a) Permanent Type: Canopy, marquee, projections, ground, monument, pole, wall, & roof:

4-25 sq. ft.	\$60.00
25-50 sq. ft.	\$100.00
50 sq. ft. & over	\$200.00

- (b) Nonpermanent type: search light, banner, balloon or inflatable, & portable: \$25.00.
- (c) Sign recovery fee: \$25.00.

- (d) Sign plan review: 25% of permit.
- (e) Contractor registration: \$50.00.
- (f) Sign waiver from city council: \$150.00.

(Ordinance 691-2017 adopted 9/7/17)

§ A2.004 Street department fees.

(a) Culvert installation:

- (1) City purchases culvert. Cost of culvert + cost of equipment & supplies: \$40.00 per hour/per crew.
- (2) Applicant purchases culvert: Cost of equipment & supplies: \$40.00 per hour/per crew.

(b) Street construction: 3% of total cost of project, \$75.00 minimum.

(c) Street cut: \$5.00 @ linear foot, \$75.00 minimum.

(d) Sidewalks: 3% of total cost, \$60.00 minimum.

(e) Storm sewers: 3% of total cost of project, \$75.00 minimum.

(Ordinance 494-2010 adopted 1/21/10)