

New one / two Family & Townhouses Information Guide

Adopted Codes with Local Amendments:

2018 International Residential Code, 2018 International Energy Conservation Code & 2017 National Electrical Code

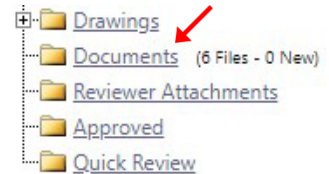
Permit:

The City of Mansfield is going paperless! Applying and submitting plans online is now required for all residential building permits applications. For more information visit [Online Permit Application & Plan Review](#).

Link: <https://www.mansfieldtexas.gov/1315/Online-Permit-Application-Plan-Review>

Minimum Submittal:

PDF's are the only drawing files the ePlans ProjectDox Review System will accept.
***Important** – Never change the plan size or drawing name when submitting corrected drawings. **All PDF files to be uploaded to the document folder.**



PDF File

| <u>PDF File</u> | <u>Shall include the following</u> |
|-----------------------|--|
| Application | Residential Permit Application |
| Tree Preservation | Residential Tree Preservation Certificate |
| Cover Letter | Planning Subdivision Cover Letter |
| MEP applications | Sub-contractors permit applications (electrical, plumbing and mechanical) |
| Energy | Residential Energy Compliance Path Form , and Energy Compliance Report prepared and signed by an independent third party code certified ICC certified energy inspector and plans examiner. Compliance report must include agency and Certification Number (HERS and ICC) |
| Engineered plans | Foundation plan and details prepared by a Texas Licensed Professional Engineer. Letter from the engineer referencing the design per 2018 IRC and the soil report number along with information of the soils condition (i.e. P.I. and Qu). Shear wall bracing plan and details prepared by a Texas Licensed Professional Engineer. |
| Plans | Floor plan dimensioned and all rooms labeled, exterior elevation drawings indicating type of material used on exterior walls, and 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. |
| Site Plan & landscape | Site plan with lot dimensions, distance from property lines to structure, lot drainage and all easements noted. |

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 https://www.mansfieldtexas.gov/engineering . For related questions contact them at (817) 276-4243. |
| Park Development Fee..... | Park 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 https://www.mansfieldtexas.gov/engineering . For related questions contact them at (817) 276-4243. |

| Mechanical & Plumbing | <u>MECHANICAL (HVAC)</u> | <u>PLUMBING</u> |
|-------------------------|-----------------------------|--------------------------------------|
| | 0 – 1,500 sf | 0 – 1,500 sf |
| | \$70.00 | \$100.00 |
| | 1,501– 2,500 sf | 1,501– 2,500 sf |
| | \$80.00 | \$110.00 |
| | 2,501– 3,500 sf | 2,501– 3,500 sf |
| | \$90.00 | \$120.00 |
| | 3,501– 5,000 sf | 3,501– 5,000 sf |
| | \$100.00 | \$130.00 |
| | 5,001 sf or larger | 5,001 sf or larger |
| | \$110.00 | \$140.00 |
| Electrical Permits..... | New single family residence | .06 / sf under roof + \$20.00 T-pole |
| | Separate T-pole permits | \$20.00 + \$30.00 issuance fee |

| | | |
|----------------------------|---|--|
| Other Permits & Fees | Irrigation/Sprinkler system | \$140.00 (Utility Department-fee may vary) |
| | Fence over 6 ft. (8' max.) | \$25.00 |
| | Subdivision Screening Wall | \$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 permit applications are due at residential permit submittal. Plumber, Electrician and Mechanical Contractor, must be licensed with the State and registered with the City of Mansfield. 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), Certificate of Liability Insurance and pay fees as applicable. Sub-contractors can register on the city's [online action center](#).

Inspections:

To request an inspection complete the [Online Inspections Request](#). Inspection requests submitted M-F by 5 p.m. will be inspected the following business day.

To cancel a scheduled inspection complete the [Online Inspection Cancellations Request](#). Inspection cancellations must be requested prior to 8 a.m. the day of the scheduled inspection.

Link: <https://www.mansfieldtexas.gov/1221/Building-Safety-Inspection-Request-and-Cancellation>

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 Texas Licensed Professional Engineer. Copies of lab reports and stamped engineered letter shall be provided to the Building Inspector.
- 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.
Note: A Form Board Survey prepared by a registered professional engineer or a registered surveyor is required.
- Foundation: (FD)** Inspection of foundation make-up to ensure that foundation is in compliance with applicable plans and specifications. Concrete Encased Electrode (Ufer) shall be installed and identified. 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.
Note: If the site is subject to Minimum Finished Floor approval; Surveyor's Certification Letter shall be submitted to Engineering Department for approval and written approval shall be forwarded to the Building Inspector prior to requesting framing inspection.
- 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.

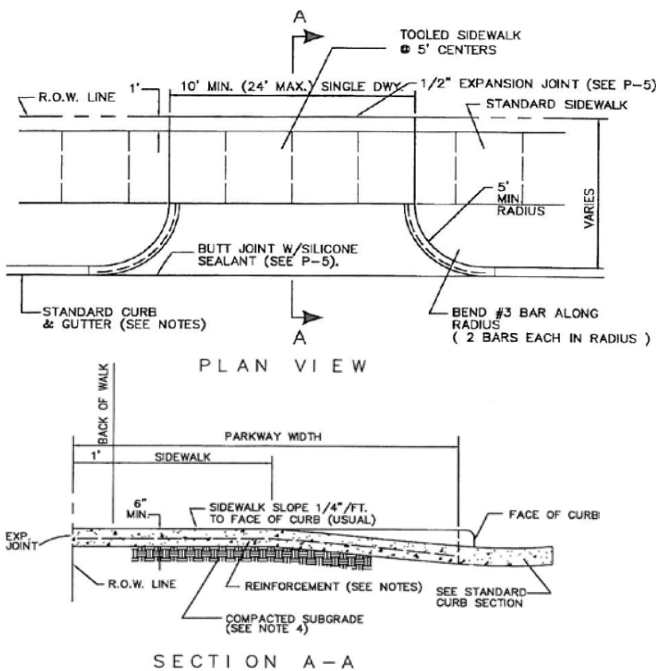
Electric & Gas Meter Release: Inspection of electric service installation, grounding and gas piping installation. All loose wiring shall be capped off and any open boxes covered. Gas piping shall be tested at a pressure of 3 psig or at least six inches (6") of mercury for fifteen (15) minutes. Gas test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

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

House Final: (HF) **Prior to requesting final inspection:** the Contractor shall secure approval and signature of the Water Utilities Department (817) 473- 8411 and only if applicable due to minimum finish floor or drainage the Engineering Department (817) 276-4243. If final inspection is scheduled without required signature you may be assessed a re-inspection fee.

During final inspection:

- The Residential "Energy Compliance Certificate" with printed name and certification of the energy inspector, signature, date and the company including the **duct leakage test** and **building envelope leakage test**.
- The address shall be permanently posted visible from street.
- All appliances and fixtures installed.
- Lot graded per approved drainage plan.
- A permanent Residential Energy Compliance Certificate posted as outlined in 2018 IECC section R401.3.



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.

Further questions about City of Mansfield Stormwater policies should be directed to Stormwater / Environmental Department contact them at (817) 276-4243.