

NOTICE OF PUBLIC HEARING
CITY OF IRVING CITY COUNCIL
THURSDAY, SEPTEMBER 15, 2020 at 7:30 p.m.
CITY HALL, 1ST FLOOR, COUNCIL CHAMBERS
825 W. IRVING BLVD.
IRVING, TEXAS 75060

Notice is hereby given that the Irving City Council will conduct a public hearing at the date and time listed above, to consider the following item:

Ordinance -- Amending Chapter 8B “Building Codes” of the City of Irving Land Development Code by Amending Section 8B-3 Entitled “Permit Fees” to Remove the Fee Schedule for Inclusion in the City’s Consolidated Fee Schedule; Providing for Severability, Savings, and an Effective Date

For any inquiries, please contact Rachel Sedillo, Administrative Specialist at (972) 721-2388.

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AN ORDINANCE AMENDING CHAPTER 8B “BUILDING CODES” OF THE CITY OF IRVING LAND DEVELOPMENT CODE BY AMENDING SECTION 8B-3 ENTITLED “PERMIT FEES” TO REMOVE THE FEE SCHEDULE FOR INCLUSION IN THE CITY’S CONSOLIDATED FEE SCHEDULE; PROVIDING FOR SEVERABILITY, SAVINGS, AND AN EFFECTIVE DATE.

WHEREAS, the North Central Texas Council of Governments encourages local jurisdictions to adopt International Codes to serve as commercial building codes; and

WHEREAS, City of Irving Ordinance 2015-9746 adopted the 2015 International Codes and codified local amendments as Chapter 8B of the Land Development Code in order to promote public health, building safety, and the general welfare of the residents, visitors, and businesses of Irving; and

WHEREAS, City of Irving Land Development Code Chapter 8B-3 includes local fees for permits, plan review, and inspections that are necessary to offset costs to the City of Irving in providing said services, which must be updated from time to time; and

WHEREAS, the Construction Board of Appeals, among its other duties, has been created to obtain public comment on the periodic update of the code, has conducted a public meeting to receive public comments from persons affected by the proposed amendment to the code, and recommends removal of the schedule of fees from the Land Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IRVING, TEXAS:

SECTION 1. That Section 8B-3 of The City of Irving Land Development Code is hereby amended to read as follows:

- (a) *Schedule of fees.* All fees for this chapter shall be reviewed, set, and adopted by city council resolution. Other fees may be required under other ordinances. In the event that a permit is to be issued for work not listed, a fee shall be charged based upon a category of work shown which most nearly resembles the work intended.
- (b) *Investigation fee.* Any person who commences any work on any building or structure; or any electrical, gas, plumbing, or mechanical system before obtaining the necessary permits shall be subject to an investigation fee equal to the fee included in the permit fee schedule. The investigation fee shall be in addition to the regular permit fee.
- (c) *Contractor registration.* All fence, sign, concrete, electrical, plumbing, mechanical, irrigation, house moving, fuel tank installer, maintenance worker for apartments (plumbing/mechanical), or general contractors are required to register with the city in order to secure a permit as provided for in this code. Homeowners may obtain permits to perform

work at a residence for which they have a homestead tax exemption and in which they live without being registered and without the requirement of hiring a registered contractor.

- (1) Method of registration. To register with the City as a contractor, application shall be made in writing on forms furnished by the building official or digitally through the City of Irving online portal as required in this section.
 - (2) Contractor registration renewal. Every contractor registration provided for in this code shall expire one year following the date of its issuance and shall be renewed by the building official upon approved application submittal.
- (d) *Refunds*. The building official or his/her designated representative shall be authorized to refund fees only as follows:
- (1) The full amount of the fee paid hereunder that was erroneously paid.
 - (2) Not more than seventy-five (75) percent of the permit fee paid when no work or inspection has been done under a permit issued in accordance with this code.
 - (3) The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.
- (e) *Combination permit fees* (building, electrical, plumbing, and mechanical). The general contractor shall obtain a combination permit for all construction requiring inspection by more than one trade inspector. Subcontractors are not required to obtain separate permits when serving as the registered subcontractor for a combination permit. Each subcontractor working under a general contractor's combination permit shall notify the inspections department and submit all required information prior to any inspection. Separate permits are required for drive approaches (excluding new construction of single-family, townhouse, duplex, or triplex structures), fences, signs, fire sprinklers, fire alarms, fire mains and hydrants, on-site utilities, irrigation systems, retaining walls, construction trailers, pools, fuel tanks, electric door locks, electric gate controllers, and solar energy systems.

SECTION 2. Severability Clause. That terms and provisions of this ordinance shall be deemed to be severable and that if the validity of any section, subsection, sentence, clause, or phrase of this ordinance should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause, or phrase of this ordinance.

SECTION 3. Repealing/Savings Clause. That nothing in this ordinance shall be constructed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or prior ordinance; nor shall any legal right or remedy of any character be lost, impaired, or affected by this ordinance.

SECTION 4. Effective Date. That this ordinance shall become effective on October 15, 2022 and shall be published in accordance with the provisions of the Texas Local Government Code and the Irving City Charter.

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CITY OF IRVING

Inspections

Department Overview: Inspections' day-to-day operations are a means to mitigate threats to life and health safety by verifying code and ordinance compliance. The goals of the department are to ensure safe buildings and sanitary food establishments, serve developers and builders to achieve their project goals in the shortest reasonable time frame, and maintain the highest feasible ISO (International Organization for Standardization) ratings for both commercial and residential codes.

Item	Fee Type Description	Notes	Current Fee	Below Median of Comparable Cities
1	Single-family dwelling, Townhouse, Duplex, (new construction)	Per square foot of all floor area under roof. The fee includes 2 drive approaches.	Plan review - \$0.08 Permit - \$0.33	Plan review - \$0.11 Permit - \$0.41
2	Residential Alterations, Garages (residential-detached), Fire Repair (residential or multi-family), Storage Buildings over 400 square feet	The fee shall not exceed the fee for comparable space for new construction	Permit - \$0.26 Minimum fee - \$104	Permit - \$0.33 per square foot of the area of work Minimum fee - \$130
3	Residential Additions (any enclosed square footage)	Per square foot of all floor area under the roof	Plan review - \$0.08 Permit - \$0.33 Minimum fee - \$225	Same as – Item 1 Minimum fee - \$280
4	Commercial Building	Letter of compliance or certificate of occupancy included	Plan review is additional - See #7 below Permit Fee: Up to 2,500 - \$965 2,501 to 10,000 - \$260 + \$0.28/sq ft 10,001 to 50,000 - \$645 + \$0.25/sq ft 50,001 to 100,000 - \$1940 + \$0.22/sq ft 100,001 to 300,000 -	Plan review is additional - See Item 7 below Permit Fee per square foot: Permit Fee – \$0.48 per square foot of the area of work Minimum fee - \$1,200

			\$3220 + \$0.21/sq ft Over 300,000 - \$7110 + \$0.20/sq ft	
5	Shell Building (includes parking garages and modular buildings)	Letter of compliance included	Plan review: See #8 below Permit: 80% of Permit Fee in #4 above	Plan review: See Item 7 below Permit: 50% of Permit Fee in Item 4 above
6	Interior finish, Repairs, or Remodel	Certificate of occupancy included, if required	Plan review: See #8 below Permit: 50% of Permit Fee in #4 above	Plan review: See Item 7 below Permit: 80% of Permit Fee in Item 4 above
7	Plan review: -Multi- family/Commercial buildings, new or additions -Interior finish	In addition to the regular permit fee	25% of permit fee	25% of the permit fee
8	Plan review fee - additional (changes, revisions, additions)	One hour minimum	\$44 per hour	\$55 per hour
9	Swimming Pools	Sewer P-trap, gas line, pool equipment electrical included. A separate permit for new service.	In-ground - \$190 Above-ground - \$110 Commercial - \$320	In-ground - \$240 Above-ground - \$140 Commercial - \$400
10	Certificate of Occupancy		Restaurant - \$190 Auto-related use - \$140 Day care - \$140 All other occupancy types - \$105 Change of name or duplicate or administrative - \$31	Restaurant - \$190 Auto-related use - \$140 Daycare - \$140 All other occupancy types - \$105 Change of name or duplicate - \$31
11	Re-Inspections		\$75	\$75
12	Drive Approaches		\$52 first two approaches \$26 for each additional approach	\$65 first two approaches \$35 for each additional approach
13	Electrical single trade - temporary service poles, mobile home service, utility releases, clean and shows, service changes	Each multi-family unit is considered a separate permit	\$52	\$65

14	Plumbing single trade - water, sewer, gas service line replacements, water heaters, and similar plumbing work	Each multi-family unit is considered a separate permit	\$52	\$65
15	Mechanical single trade - heating, air conditioning installations or replacements, and related work	Each multi-family unit is considered a separate permit	\$52	\$65
16	Building single trade: Storage buildings greater than 6 feet in any dimension up to 400 sq ft Tents greater than 400 sq ft Canopies greater than 1,600 sq ft Decks higher than 30 inches above grade Temporary sales and construction office trailers Demolitions Telecommunication antennae Flatwork	Any additional trades or work, see elsewhere in this fee schedule	\$52	\$65
17	Foundation Repair	The fee is per building	\$125	\$125
18			Retaining walls (with over 30 inches in height of exposed face at any point):	
	Residential single-family, single lot		\$160	\$160
			Commercial and all other as follows: (Length, Linear feet of wall)	
	Up to 100'		\$160	\$160
	101' to 200'		\$160 + \$0.32/ft	\$160 + \$0.32/ft
	201'—350'		\$240 + \$0.26/ft	\$240 + \$0.26/ft

	Over 350'		\$250 + \$0.24/ft	\$250 + \$0.24/ft
19	Re-roofing and Roofing overlay:	The fee is per structure or building.		
	Single-Family, Townhouse		\$52	\$100
	Duplex,		\$52	\$100
	Multi-family		\$62	\$150
	Commercial		\$100	\$150
20	Fuel tanks, Pumps, Lines (installation, repair, or replacement)		\$100	\$100
21	Fuel tank or Pump (removal)		\$52	\$65
22	Fire alarm, Fire sprinkler, Standpipes, Fire control panel	Per address/suite/unit	\$104 + \$2.60 per additional similar device	\$104 + \$2.60 per additional similar device
23	On-Site utilities (storm drain, domestic water, sanitary sewer, gas line, and fire main)	The fee is per utility	\$62 + \$0.06 per linear foot	\$75 + \$0.10 per linear foot
24	Fire hydrant (installation or repair)		\$52 per hydrant	\$65 per hydrant
25	Parking lots (commercial)	Annual outdoor parking permit fees are provided in another ordinance.		
	Resurface/Overlay		\$52	\$65
	New Parking Lot		\$130	\$150
26	Solar energy system		\$71 + \$44 per hour for plan review	\$75 + \$55 per hour for plan review Permit Minimum \$130
27	Commercial Security (Electric Door Locks)		\$71 for the first lock + \$14 for each additional lock	\$80 for the first lock + \$20 for each additional lock
28	Record verification, Special services	Two-hour minimum. Copy charge is separate.	\$35 per hour	\$50 per hour \$100 Minimum
29	Construction board of appeals	Non-refundable	\$780	\$780

30	Moved Buildings (House-moving)	House-moving permits	\$310 first section \$34 additional section(s)	\$355 first section \$50 additional section(s)
31	Set-up of moved buildings, Manufactured home (move-in) Demolitions (single-family)	Additional floor area - see Item 4	\$52 per trade	\$65 per trade
32	Housing-moving case (requiring city council approval)	Moving a building within the city limits (except schools). Non-refundable	\$780	\$780
33	Temporary use permit requiring city council approval	Non-refundable Good for 6 months	\$780	\$780
34	Christmas Tree, Pumpkin, Firewood sales lots	Separate permit required for tents, signs, electrical, etc.	\$130	\$150
35	Carnivals, Circuses, Batch plants (and similar temporary events not specifically covered in another fee item)	Separate permit required for tents, signs, electrical, etc.	\$130	\$150
36	Snow cone stands	Separate permit required for signs, electrical, etc.	\$192	\$192
37	After-hours inspection	Two-hour minimum	\$44 per hour	\$65 per hour – \$130 minimum
38	Irrigation System	Residential is considered single-family and duplex.	Residential - \$110 Commercial - \$160	Residential - \$110 Commercial - \$160
39	Electric Gate Controllers		\$52 for first item \$14 for each additional item	\$65 for the first item \$25 for each additional item
40	Foundation Only Permit	In addition to the regular fee	10% of regular permit fee	10% of the regular permit fee
41	Investigation Fee for work begun without a permit	In addition to the regular fee	100% of regular fee	100% of the regular fee
42	Fences:	In accordance with section 15-2		
	Single residential lot new fence		\$35	\$0.25 per linear foot; \$50 – Minimum
	Single residential lot replacement		\$25	\$0.25 per linear foot; \$40 – Minimum

	Single commercial lot new or replacement		\$50	\$0.35 per linear foot; minimum \$150
	New or replacement - subdivision required screening fence		\$0.15 per linear foot; minimum \$75	\$0.35 per linear foot; minimum \$150
43	Signs:			
	Billboard annual permit		\$100	\$100
	Digital billboard new		\$1,000	\$1,000
	Digital billboard annual		\$200	\$200
	Electronic signs		\$750	\$750
	Special event banners		\$35	\$50
	Other types up to 50 square feet			
	• New		\$50	\$100
	• Reface		\$35	\$50
	Other types 51-100 square feet			
	• New		\$100	\$150
	• Reface		\$50	\$75
	Other types over 100 square feet			
	• New		\$150	\$200
	• Reface		\$75	\$100