

**TOWN
Of
ST. PAUL**

RESIDENTIAL BUILDING PACKET

Total Pages 10

GENERAL PROVISIONS

This document contains the general requirements for obtaining building permits and fee structure. If this document does not fully cover all requirements for a unique situation, the Town of St. Paul and the Building Official will determine the appropriate requirements and fees.

The Town of St. Paul's Building Official is contracted to oversee and perform all inspections. All applicable fees must be paid in full prior to consideration of applications by the Town of St. Paul. Late fees for obtaining permits or inspections after construction work has commenced shall be calculated at two times (2X) the original fee. Construction includes new construction, additions, major repairs and/or remodeling. All fees are payable to the Town of St. Paul. The Building Official will not accept payment.

For other information, call the St. Paul Town Hall at 972-442-7212, or visit in person at 2505 Butcher's Block, St. Paul, Texas 75098.

ADOPTED CODES

International Building Code	2015
International Residential Code	2015
International Plumbing Code	2015
International Mechanical Code	2015
National Electrical Code	2014
International Fire Code	2015
International Energy Conservation Code	2015
International Fuel Gas Code	2015

APPLICABLE DOCUMENTS -TOWN OF ST. PAUL

Ordinance# 100/185; Subdivision Regulations

Ordinance# 130D Zoning Regulations

Ordinance # 141; Construction Regulations

SINGLE FAMILY DWELLING (SFD) REQUIRED SUBMITTALS

The following are required to be submitted for obtaining a building permit.

1. Complete an application form. A copy of the application form is in this packet. The application form is also available at St. Paul Town Hall. Photocopies maybe made.
2. A check for the amount of the permit must be submitted with your application before it will be processed. See the fee schedule in this document.
3. Three (3) copies of application are required.
4. Three (3) copies of the Property Survey.
5. Three (3) complete sets of building plans are required along with the application form. Plans should be at least 11" X 17". Also, a full set of plans must be on site for the framing inspection. There is normally a 5 day turn-around time for plan reviews. If the Town of St. Paul or the Building Official deems it necessary, the plans will be submitted to the town engineer to verify FEMA flood plane. The cost of the engineering review will be passed on to the builder.
6. Three (3) copies of Site Plan. The Site Plan is intended to show the location of the structure on the property to ensure compliance with the Area requirements for residential construction. The Site Plan shall be drawn to scale and shall include:
 - Lot Lines; Sub-division name (if applicable); Lot & Block number (if applicable)
 - The location of the proposed building or structure; accurate dimensions of Building and Lot.
 - Setbacks as required by the zoning ordinance for residential structures.
 - Any natural drainage on the property (if applicable)
 - Any easements
7. Engineer's letter for the foundation must accompany three (3) sets of foundation drawings which are stamped by a Professional Engineer registered in the State of Texas. Only the letter is required for plans previously submitted.
8. Three (3) copies of energy compliance form and appropriate analysis report such as MEC CHECK, etc.
9. A Building Permit will not be issued until a permit for the installation or construction of a septic system is approved by the Collin County Sanitarian or other County official in charge of issuance.

10. Engineer's letter for over 5 square feet of brick supported by wood or steel and for braced wall panels less than 2'⁷/₈" wide.
11. Show the amount of brick, etc. on exterior of structure. For exterior requirements, see Town of St. Paul Ordinance # 130C, Section 6-4.
12. The following sections of the International Residential Code must be emphasized:
 - A. Section R303 – Light, Ventilation and Heating
 - B. Section R304 – Minimum Room Areas
 - C. Section R305 – Ceiling Height
 - D. Section R308 – Glazing
 - E. Section R310 – Emergency Escape and Rescue Openings
 - F. Section R314 – Stairways
 - G. Section R315 & R316 – Handrails and Guardrails
 - H. Section R317 – Smoke Alarms
 - I. Section R602.10 – Wall Bracing – 4' or 2'-8" with hold downs or engineered design if less than 2'⁷/₈"
 - J. Section R802.3.1 – Rafter ties

TO AVIOD A DELAY IN GETTING YOUR PERMIT, MAKE SURE THAT ALL OF THE ABOVE ARE TURNED IN WITH YOUR APPLICATION.

RESIDENTIAL INSPECTIONS REQUIRED FOR A SINGLE FAMILY STRUCTURE

As of September 1, 2002, the State of Texas requires all buildings to meet the international energy code requirements. At this time the Town of St. Paul does not inspect structures for energy code requirements and the builder/owner is required to hire a third party inspector certified with the IECC and must provide a Mec. Check or another approved testing method. You will be required to supply the report from the third party inspector at the final building inspection.

All fees for consulting or re-inspection fees must be paid before the final building inspection is requested.

<u>INSPECTION TYPE</u>	<u>SEQUENCE</u>
1. T pole (temporary electric meter during construction)	any time
2. Plumbing Rough - Water/Gas	10
2a. Concrete re-bar slab inspection. Note, if foundation is Post Tension, then re-bar does not apply, and number 3 below is applicable. (Site Plan and Form Survey with surveyors seal must be on site.)	
3. Plumbing/HVAC Top Out Foundation Inspection . Engineer inspection is required on all post tension slabs and engineering drawings will be required on foundation design at the time of permit application (Must provide Post-Tension cable slab approved visual inspection letter with engineer's seal. Foundation letter must state visual inspection)	20
4. Frame/Electrical. (Provide full set of plans on site)	30
5. Gypsum wall board inspection	40
6. Electric Meter and Grounding. (Letters regarding Grounding & Ohm affidavits must be on site at Electrical Meter inspection)	50
7. Plumbing/HVAC/Final	60
8. CO-Building/Electrical Final/Energy Inspection Report. (at this time all fees must be paid). (Certified Energy Code Compliance report must be on site)	100

A separate CO document will be issued when all requirements are satisfied.

Note: 10 must be completed before 20, 20 before 30, etc.

BUILDING PERMITS

Permit Required

A building permit shall be required for all construction within the Town of St. Paul unless excepted under the following Sub-section.

All building permits are valid for one (1) year from the date of issue. Any renewal or extension of a building permit shall not be for more than six (6) months. The fee for an extension of a building permit shall be one-half (1/2) of the fee paid for the original building permit.

Permit Not Required

The following construction is exempted from the requirement for a building permit:

1. One story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided there is no utility service and the floor area does not exceed 120 square feet.
2. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impound class I, II, or III-A liquids.
3. Water tanks supported directly upon grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter does not exceed 2:1.
4. Platforms, walks, and driveways not more than 30 inches above grade and not over any basement or story below.
5. Painting, papering and similar finish work.
6. Prefabricated swimming pools on property zoned for single-family residential use in which the pool walls are entirely above the adjacent grade, a capacity that does not exceed 5000 gallons, and which require no separate utilities.

Fee Refunds

The Building Official shall authorize the refunding of permit fees as follows:

1. The full amount of any fee erroneously paid or collected hereunder.
2. Not more than eighty percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Not more than eighty percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the day of fee payment.

PERMIT FEES

1.	Single Family Dwellings	\$1200 up to 3000 sq. ft. + 0.10 each additional sq. ft. (A/C only)	
2.	Alterations, Repairs & Misc.	\$75 minimum fee	
	<u>Market Valuation</u>	<u>Permit Fee</u>	
	\$0 to \$10,000	\$10 per \$1,000 or fraction thereof	
	\$10,000 to \$100,000	\$100 for the first \$10,000 + \$5.00 for each additional \$1,000 of value	
	\$100,001 and over	\$550 for the first \$100,000 + \$2.00 for each additional \$1,000 of value	
3.	Residential Additions	\$.20 per sq. ft., minimum fee \$100	
4.	Single Fee Items:		
	A. Fence		\$75
	B. In ground swimming pool		\$175
	Above ground pool		\$75
	C. Accessory Structures:		
	Accessory & Agricultural Buildings (121 to 400 sq. ft.)		\$75
	Plus any inspection fees determined by Building Official.		
	Accessory & Agricultural Buildings (401 to 1500 sq. ft.)		\$150
	PLUS inspection fees determined at plan review.		
	Accessory & Agricultural builds (1500 sq. ft. and above)		\$360
	PLUS inspection fees determined at plan review.		
	D. Spa		\$75
	E. Lawn sprinkler permit		\$75
	F. Foundation repair		\$75
	G. Roof replacement		\$75
	H. Plumbing/HV AC/Elec. Permits		\$75
	I. Remodeling/Demolition permit		\$75
	J. Temporary building permit		\$75
	K. Temporary use permit		\$125
	L. Re-inspection fee		\$75 (typical)
	Determined by building inspector.		
	M. Duplicate permit		\$5
	N. Screening Walls		Refer to item 2 above
	O. Retaining Wall		Refer to item 2 above
	P. Construction trailer	Combination of item 4(1 & J), total \$200	
		Note: refer to Ord#130A, section 6-5-B concerning construction trailers.	
5.	Consultation Fees	To be determined by Building Official	
6.	Document Filing Fee/County Court House Filing		\$25

TOWN OF ST. PAUL
Application for Building Permit
And/Or Certificate of Occupancy

**For the Erection, Remodeling, Repairing, Moving or Demolition of Building, or Parts thereof, as provided
in the Town of St. Paul Building Ordinance.**

For office use only Permit Number _____ Approved By _____ Received Date _____ Fee Paid _____	Lot _____ Block _____ Sub-Division _____ Lot Size _____ Zoning _____ Sq.Ft. (AC) _____ Total _____ Occupancy Type _____
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TO THE BUILDING INSPECTOR:

I hereby submit this application for a Building Permit and/or Certificate of Occupancy for: (Describe all work to be done, as permit will cover work applied for) **SUBMIT PLAN IN TRIPLICATE.**

Property located at (Street & Number) _____

Name of Business (if Applicable) _____

Owner of Land/Building: _____

Owner's Contact Info:

Owners Phone# _____ Address _____

Contractors Name _____ Address _____

Plans By _____

Type of Construction: _____

BUILDING USES:

Give all uses to which building is to be put: any business use; number of families if dwelling; number of attendees if place of assembly, any food sales.

COST OF ALL WORK TO BE DONE UNDER THIS PERMIT _____

TOTAL VALUE (including land if applicable) _____

I agree to allow no work on which separate permits are required (such as elevators, signs, gasoline tanks) to be done until such permits are obtained. I have carefully examined and read the completed application and know the same is true and correct and hereby agree that if a permit is issued, all the provisions of the Building Ordinances and State laws will be complied with, whether herein specified or not. I further agree to comply with all property restrictions. I am the owner of the above property or his duly authorized agent. I agree to conform to and to abide by all regulations and restrictions imposed upon construction by agencies of the United States Government, the State of Texas, County of Collin or the Town of St. Paul.

Signed: _____ Date _____

Print Name: _____ E-Mail _____

Address _____ Contact Phone # _____

INSPECTION REQUEST
214-850-5077

To request an inspection, contact the Building Official, Jim Olk, at 214-850-5077. The Building Official will normally make the inspection within 24 hours, unless other arrangements are made.

Re-inspection:

IT IS THE RESPONSIBILITY OF THE PERSON REQUESTING THE INSPECTION TO PERSONALLY CHECK TO SEE IF THE JOB IS READY. A RE-INSPECTION FEE MAY RESULT OTHERWISE. ALL FEES MUST BE PAID BEFORE FINAL INSPECTION CAN BE REQUESTED. ALSO, A REMINDER THAT THE ENERGY CODE FINAL INSPECTION/REPORT IS DUE AT THE BUILDING FINAL INSPECTION.