

PERMITS & INSPECTIONS

The City of Fayetteville has adopted the following codes by reference:

International Building Code (2018) Edition
International Existing Building Code (2018) Edition
International Plumbing Code (2018) Edition except for Chapter 10 and substituting the Uniform Plumbing Code or EPA Standards for Grease Interceptor Sizing for Commercial Institutions
National Electrical Code (2017) Edition
International Mechanical Code (2018) Edition
International Fuel Gas Code (2018) Edition
International Residential Code for One- and Two- Family Dwellings (2018) Edition
International Private Sewage Disposal Code (2018) Edition
International Energy Conservation Code (2018) Edition
International Property Maintenance Code (2018) Edition
International Fuel Gas Code (2018) Edition

HISTORIC PRESERVATION ZONING ORDINANCE NO. 2012-02-08

All properties or resources within the Historic District (as defined below) will require a Historic Preservation Permit and City Permit prior to any alteration or physical change of the exterior of any kind. The boundaries of the City of Fayetteville Historic District are as follows:

All properties and structures facing the Town Square and located along the 100 Block of North Washington, the 100 Block of West Main, the 100 Block or North Live Oak, and the 100 Block of West Fayette. In addition, certain structures located at 210 West Fayette, 202 West Main, 202 North Live Oak, and 102 East Main.

PERMITS

1. Building Permit – Covers actual structure and flatwork
2. Plumbing Permit – Covers Building drain and water distribution systems
3. Electrical Permit – Covers all electrical including temporary meter loops
4. Mechanical Permit – Covers A/C, heating, venting, vent fans, range hood, commercial hoods and refrigeration units
5. Gas Permit – Covers all gas piping and equipment

Plans must be submitted with the building permit application. No permit becomes valid until plans are checked and approved by the Building Official. Plan checking fees and permit fees must be paid when the permit application has been made. Plan checking fees shall be 10% of the cost of the building permit fee which includes the cost of electrical, plumbing, gas, and mechanical work but in no case less than \$5.00. Building permit fees for COMMERCIAL are based on \$25.00 per \$10,000 cost of construction. Building permit fees for RESIDENTIAL are based on square footage – 30 cents (.30) per square foot. Permit for fences over 7 feet – \$25.

Construction on the new/altered building will not start until the required permits have been secured and approved. This does not apply to site preparation. No work of any kind shall start until a permit for that type of job has been secured, whether it be building, plumbing, electrical, mechanical or gas.

Also, no inspections will be performed until a permit is secured. If work starts before a permit is secured, the permit fee will be doubled.

When permits are issued, you will receive two (2) copies. One is for your files and the other is to be posted at the job site in plain sight. All copies or permits on the job site are to be posted together and in such a place to be protected so that they won't be damaged by wind or rain. Also, one (1) complete set of building plans must be on the job site at all times.

A permit and inspection are required for all temporary electric service loops. All outlets shall be protected by a GFIC and will be in water-tight boxes. Meters will not be set until the inspection has been performed and approved. Ground rods are also required for all temporary services driven six (6) inches below natural ground level.

Request for inspections shall be called into City Hall at 979/378-2559 at least 24 hours in advance in order for the inspector to plan the next day's activities. Contractors must give city hall their permit information: date the permit was issued and address of work performed. City Hall will notify the inspector of the request. The inspection will be performed as soon as possible but no later than 24 hours after the inspection is called into City Hall.

Below are **required** inspections and stages of completion that need to be called into City Hall:

a. Plumbing Rough-in:

To be called when all building drain pipe is installed. Do not cover any fitting or joint, piping plugged and filled with water above the highest joint

b. Temporary Service Loop:

If electricity is needed on the job site, to be called when meter pole is properly secured, meter box, and panel with GFIC installed with ground rod and ready for meter

c. Foundation (slab):

To be called when all forms are set and aligned, all steel in place and properly tied together, water distribution piping, building drainage system installed and properly protected, termite protection and 6mm vapor barrier in place

d. Electric Rough-in:

To be called when all wire pulled, panels and meter box set, all receptacles and switch boxes in place, and wire properly secured

e. Heat and Air Rough-in:

To be called when all ducts are in and properly secured, rise box in, vent terminals installed and secured

f. Gas Inspection:

To be called when all gas piping is air tested by mercury gauge a 10 mm for 15 minutes to be witnessed by the plumbing inspector

g. Flat work (sidewalks & driveways):

To be called when forms and steel has been properly installed and ready to pour

h. Building Framing Rough-in:

To be called when all walls are up, roof decking and roof covering installed, windows and doors in place, all wiring and work completed as stated previously to this inspection. Insulation must not be installed until after plumbing, electrical, mechanical, gas, and building framing rough-in inspections have been approved. All water distribution piping and all plumbing vents and drains must be topped out. No less than R-30 for ceiling and R-13 for all exterior walls. Do not sheetrock or apply any interior finish until this inspection is approved by the building inspector

i. Sheetrock or Drywall:

To be called when all rough-in inspections have been approved; electrical, plumbing, mechanical, gas, framing and insulation. Sheetrock or drywall must be inspected before taping and floating starts

j. Building Roof:

To be called when all decking has been installed/replaced to verify fastener spacing or when 50% of the felt has been installed so both decking and felt can be approved by the building inspector; or called in when all decking has been installed with 50% of felt installed and 25% of shingles installed so both decking, felt and shingles can be approved by the building inspector

k. Heating, Air, Electric, Plumbing Finals:

To be called when all work relating to the same is completed

l. Building Final:

To be called when the building is ready for occupancy. No building will be occupied until this inspection is completed and a Certificate of Occupancy is issued by the Building Official. No electric, water, or gas meters will be set until all work complies with the building codes, unless approved by the Building Official

m. Any time a re-inspection is made, you will be charged an additional fee of ten dollars (\$10). At the end of each month a letter will be sent to you stating the number of re-inspections made and the amount to be remitted. You will have ten days to remit said fees. If the payment is not in this office at that time, no inspections will be performed until such time the payment is paid

It is the responsibility of the permit holder to contact the city for inspections. No building will be occupied or used until all applicable inspections are completed and approved, and a Certificate of Occupancy has been issued by the Building Official.

A homeowner residing in his homestead may do his/her own electrical, plumbing, gas or mechanical, provided they follow the same procedures as a licensed electrician or plumber.

Any violation of the above policies and procedures may result in extra work, time, and money spent,

and/or could result in a citation which carries a fine of not less than twenty-five dollars (\$25) and no more than two hundred dollars (\$200) per day for each and every day that the violation is permitted to exist.

I would like to stress that any building, electrical, plumbing or mechanical contractors who neglect to take out the required permits can and will be charged double for that permit or fined. This also applies to any homeowner who wants to do any type of new construction, alterations, or additions. All homeowners who wants to do any type of mechanical, plumbing, electrical, gas, alterations, repairs, additions, must reside in that home before he can be allowed to do so.

Your cooperation in complying with these policies and procedures will result in a good working relationship and an efficiently run Building Department. This will also provide the building owner and the public with a safe building that we all can be proud of. If you have any questions or problems, please feel free to contact me at the city hall at 979/378-2559.

Fire/Building/Permits & Inspections Hand Out
Revised 8-14-19

Carl Marino, Mayor
Don Codenys, Building Official