

ORDINANCE NO. 1360

AN ORDINANCE AMENDING THE CITY CODE OF ORDINANCES, CHAPTER 3, SECTION 3-5, CONSTRUCTION FEE SCHEDULE, PROVIDING FOR FEES FOR BUILDING CONSTRUCTION PERMITS WITHIN THE CITY OF TERRELL HILLS; REPEALING ORDINANCE 1155; AND PROVIDING FOR A PENALTY OF FROM \$1.00 TO \$200 FOR FAILURE TO OBTAIN PERMITS BEFORE STARTING CONSTRUCTION WORK IN THE CITY OF TERRELL HILLS; SETTING PENALTIES AND FINES FOR VIOLATION OF THE ORDINANCE AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, THE CITY OF TERRELL HILLS HAS ADOPTED BUILDING CODES ESTABLISHING MINIMUM STANDARDS FOR CONSTRUCTION WITHIN THE CITY; AND

WHEREAS, THE CITY OF TERRELL HILLS PROVIDES INSPECTIONS SERVICES TO VERIFY COMPLIANCE WITH THESE STANDARDS FOR THE SAFETY AND WELL BEING OF ITS CITIZENS:

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

SECTION 1. The City Code of Ordinances, Chapter 3, Section 3-5 is amended to read in its entirety as follows:

Sec. 3-5, Construction Fee Schedule

1. The Building Permit Fee Schedule of the City of Terrell Hills is hereby revised to conform to the Fee Tables as amended hereby, and the same tables are hereby adopted as the Building Permit Fee Schedule of the City of Terrell Hills, Texas.

TABLE NO. I BUILDING PERMIT FEES

	FEE
Roofing, Walls and Fences	\$100.00
Special Inspections to include verification of Fence variances, approval of Landscape in Rights-of- Way, and other inspections required by Inspector	\$100.00
All new Buildings, Additions, remodeling and renovations shall be based on the following Valuation Table.	
Total Valuation	Fee
Minor Repair under \$1,500.00 With No City Inspections Required	No Fee
\$1,501 to \$2,000.00	\$100.00
\$2,001.00 to \$25,000.00	\$150.00 for the first \$2,000.00 plus \$15.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
25,001.00 to \$50,000.00	\$495.00 for the first \$25,000.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof, to

	and including \$50,000.00
\$50,001.00 to \$500,000.00	\$745.00 for the first \$50,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2995.00 for the first \$500,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, and including \$1,000,000.00
\$1,000,001.00 up	\$4995.00 for the first \$1,000,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof.

For the purpose of establishing a minimum building permit fee, the valuation of the building will be estimated by multiplying each of the two areas described in Section 301(b), par. 5 of the City Building Code, by the applicable rate per square foot in the schedule below, and then adding the two amounts together.

RATE SCHEDULE

Type of Construction	Rate
I. Primary Areas (Occupied)	\$150.00
II. Secondary Areas (Non-Occupied)	\$80.00
For Businesses requesting a Certificate of Occupancy Inspection a minimum fee of:	\$100.00

TABLE NO. II ELECTRICAL PERMIT FEES

<u>Description of Items</u>	<u>Amount</u>
Minimum Fee	\$100.00
Repair and Minor Work to include 1 Inspection	\$100.00
Renovations/ Remodels & Swimming Pools, No Service Upgrade to Include 2 Inspections.	\$175.00
Renovations/ Remodels & Swimming Pools With Service Upgrade to Include 3 Inspections.	\$200.00
New Residence to include 5 inspections.	\$400.00
Additional inspections above permitted (each)	\$100.00

All other Electrical will be based on # of required Inspections (each)	\$100.00
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TABLE NO. III AIR CONDITIONING AND MECHANICAL PERMIT FEES

<u>Description of Items</u>	<u>Amount</u>
Minimum Fee	\$100.00
Change outs, replacements or warranty work to include 1 inspection.	\$100.00
All new Systems (first system) to include 2 inspections.	\$175.00
Each additional new System	\$75.00
Each additional inspection	\$100.00

TABLE NO. IV PLUMBING & GAS PERMIT FEES

Plumbing

<u>Description of Items</u>	<u>Amount</u>
Minimum Fee	\$100.00
Repairs to include 1 inspection	\$100.00
Renovation and Remodels to include 2 inspections	\$175.00
Additions to include 3 inspections	\$200.00
New Construction to include 6 inspections	\$350.00
Sprinkler Systems (new or repair)	\$100.00
Additional inspections above permitted each	\$100.00

Gas

<u>Description of Items</u>	<u>Amount</u>
CPS Lockout/ Gas Tests to include 1 inspection	\$100.00
Relocate gas meter to include 1 inspection	\$100.00
Minor repairs to include 1 inspection	\$100.00
Renovations and Remodels to include 2 inspections	\$175.00
New Construction to include 3 inspections	\$200.00
Medical Gas	\$150.00
Additional inspections above permitted	\$100.00 each
Underground Storage Tanks (removal or install)	\$150.00 each

Sewer Connections for new properties must pay the current Sewer impact fee provided for in section 3-6 of this chapter.

TABLE V. DEMOLITION OR MOVING PERMIT FEES

Demolition or Removal of any structure \$200.00

2. In all cases where a responsible party requests an inspection of any type as called for in the City Codes, and the Building Official finds the work incomplete, or finds the work does not meet Code, a Re-Inspection Fee shall be charged.

Re-Inspection Fee \$150.00

SECTION 2. City Ordinance No. 1155 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. If any provision of this Ordinance or the application thereof to any circumstance shall be held invalid, the remainder of this Ordinance and the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 4. Penalties and Violation:

Any person or corporation that shall violate any of the provisions of this ordinance or fail to comply therewith or with any of the requirements thereof, or who shall build or alter any building without obtaining the proper permits and without paying the prescribed fees, shall be guilty of a misdemeanor and shall be liable to a fine of not more than two hundred dollars, and each day such violation shall be permitted to exist shall constitute a separate offense. The owner or owners of any building or premises or part thereof, where anything in violation of this ordinance shall be placed, or shall exist, and any architect, building contractor, agent, person or corporation employed in connection therewith, and who may have assisted in the commission of any such violation, shall be guilty of a separate offense and upon conviction shall be fined as herein provided. Furthermore, in cases where contractors demonstrate a history of non-compliance with this Code and or fail to comply with the lawful orders of the Building Official, the Building Official may revoke all permits held by said contractor and may refuse to issue any subsequent permits to said contractor.

SECTION 5. This Ordinance shall be effective January 1, 2014.

PASSED AND APPROVED THIS 14th DAY OF OCTOBER, 2013.


MAYOR

ATTEST:


SECRETARY-MANAGER