

ORDINANCE NO. 1298-2020

AN ORDINANCE AMENDING ARTICLE A.02 "SCHEDULE OF FEES AND CHARGES; SPECIFICALLY IN SECTION A.02.001 "ESTABLISHED GENERALLY" SUBSECTION (b) BUILDING PERMIT FEES IN CONNECTION WITH THE CONSTRUCTION OR IMPROVEMENT OF RESIDENTIAL AND COMMERCIAL DWELLINGS; SECTION A.02.002 "REGISTRATION OF CONTRACTORS GENERALLY" SPECIFICALLY IN (6) "ROOFING CONTRACTORS" (F) "EXEMPTIONS" OF THE CODE OF ORDINANCES OF THE CITY OF RIVER OAKS, TEXAS BY REVISING AND UPDATING ALL APPLICABLE CONSTRUCTION PERMIT, REGISTRATION, ZONING AND DEVELOPMENT FEES, SIGNAGE AND UTILITY TAP FEES WITHIN THE CITY OF RIVER OAKS IN ACCORDANCE TO LAW; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of River Oaks, Texas is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, House Bill 852 was signed by the Governor on May 21, 2019 and became effective immediately and in doing so Sec. 214.907 of the Local Government Code was amended prohibiting certain value-based building permits and inspection fees being determined in connection with the construction or improvement of a residential dwelling using valuation for the cost of constructing or improving the dwelling; and

WHEREAS, with the passage of House Bill 852, the City of River Oaks adopted Ordinance # 1234-2019 on May 28, 2019 amending the City's Fee Schedule Ordinance in compliance with House Bill 852: and

WHEREAS, with the fees based on square footage rather than by value as before, it became evident since May, 2019 that some of the fees should be revised using flat fee method rather than by square feet necessitating that the city's fee schedule be amended; and

WHEREAS, in further research of the fee schedule ordinance it was determined that other fees were not sufficient enough to cover the city's costs in performing inspections and that also necessitated that those fees be amended; and

WHEREAS, in order to provide essential services to its citizens, the City Council has concurred it is necessary and reasonable to revise and adopt updated fees and/or charges pertaining to construction inspections, registrations, plan reviewing, zoning and development fees, signage fees and utility tap fees in the Fee Schedule that are both reasonable and sufficient to offset the costs of these services.

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

SECTION 1.

That Article A.02 "Schedule of Fees and Charges" specifically in Sections A.02.001 "Established Generally", Subsection (b) "Building Permit Fees"; A.02.002 "Registration of Contractors Generally" (6) "Roofing Contractors" (F) "Exemptions" of the Code of Ordinances of the City of River Oaks, Texas is hereby amended to now read as shown on the attached Exhibit A to this Ordinance.

SECTION 2.

The City Council shall periodically review the need for and the amount of fees for city services, uses, and activities and shall adopt or revise fees as the City Council determines is appropriate. In addition to the

fees established in this ordinance, the City Council may adopt other ordinances from time to time establishing various fees for other city services, activities and uses.

SECTION 3.

This ordinance shall be cumulative of all provisions of ordinances of the City of River Oaks, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5.

With the adoption of this Ordinance the former provisions in Article A.02 "Schedule of Fees and Charges" as adopted and as amended and as further codified into the River Oaks Code of Ordinances is hereby being further amended with the provisions hereby provided for in this Ordinance as Exhibit A.

SECTION 6.

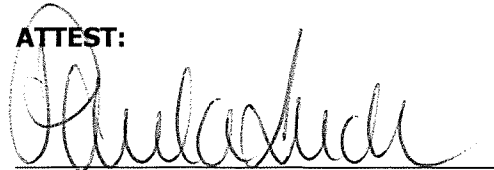
This ordinance shall be in full force and effect from and after its passage and it is so ordained.

PASSED AND APPROVED ON THIS THE 24TH DAY OF NOVEMBER 2020.



MAYOR JOE ASHTON

ATTEST:



CITY SECRETARY

"EXHIBIT "A"

TO ORDINANCE 1298-2020 AMENDING ART. A.02 "SCHEDULE OF FEES AND CHARGES"

Sec. A.02.001 Established generally

(a) Administrative services:

(1) Copies (Public Information Requests): \$0.12 for each copy.

(2) Payments by credit card or electronic means: 5 percent (5%) processing or handling fee of the amount of the charge being paid.

(A) Credit card is defined in section 132.001 of the Local Government Code to mean a card, plate, or similar devise used to make purchases on credit or to borrow money.

(B) Payment by electronic means in accordance to section 132.001 of the Local Government means payment by telephone or computer but does not include payment in person or by mail.

(3) Web-processed convenience fee: \$4.00 flat rate for processing and handling of the amount of charge being paid online.

(A) Web-processed convenience fee means the additional charge for processing and handling of payments to the city for fees, fines, court costs and other charges done online by using the Internet.

(4) Service charge: \$25.00 fee for collection of a check drawn on an account with insufficient funds. If for any reason a payment by credit card is not honored by the credit card company on which the funds are drawn, the city shall collect a service charge from the person who owes the fee, fine, court cost and other charge. The service charge is in addition to the original fee, fine, court cost or other charge and is for the collection of that original amount. The amount of the service charge is the same amount as the fee charged for the collection of a check drawn on an account with insufficient funds.

(b) Building permit fees. Note: Building and sign permit fees based on total valuation of construction.

(1) **Residential Construction Building Permit Fees**

Square foot

Permit Fee

0-99 square feet	\$35.00
100-200 square feet	\$0.35 per square feet (\$35.00 minimum fee up to \$70.00 maximum fee)
201-500 square feet	\$0.36 per square feet (\$72.36 minimum fee to \$175.00 maximum fee)
501-1000 square feet	\$0.37 per square feet (\$185.37 minimum fee to \$370.00 maximum fee)
1001-1500 square feet	\$0.40 per square feet (\$400.40 minimum fee to \$600.00 maximum fee)
1501-2000 square feet	\$0.42 per square feet (\$630.42 minimum to \$840.00 maximum fee)
2001 -3000 square feet	\$0.45 per square feet (\$900.45 minimum to \$1,350.00 maximum fee)
3001 square feet and above	\$0.48 per square feet (\$1,440.48 minimum fee plus \$0.4800 per square feet for every square foot thereafter).

(2) **Commercial Construction Building Permit Fees:**

<u>Valuation</u>	<u>Permit Fee</u>
\$0 to \$500.00	\$34.00
\$501.00 to \$2,000.00	\$34.00 for the first \$500.00 plus \$3.00 for each additional \$100.00, or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$79.00 for the first \$2,000.00 plus \$14.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00.

\$25,001.00 to \$50,000.00	\$412.50 for the first \$25,000.00 plus \$10.50 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$675.00 for the first \$50,000.00 plus \$7.50 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,000.01 to \$500,000.00	\$1,050.00 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.
\$500,000.01 to \$1,000,000.00	\$3,525.00 for the first \$500,000.00 plus \$4.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 and above	\$5,525.00 for the first \$1,000,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof.

(c) Other building inspections and fees.

- (1) Inspections outside of normal business hours: \$100 (2-hour minimum)
- (2) Re-inspection fees set under provisions of section 3.07.015(h): \$50.00 per hour.
- (3) Inspections for which no fee is indicated: \$50.00 per hour.
- (4) Additional plan review required by changes, additions or revisions to plans: \$50.00 per hour. (one-hour minimum)
- (5) Any outside consultants for plan checking or inspections or both will be charged as the actual cost of the consultant. Actual costs include administrative and overhead costs.
- (6) Plan review fees: Plan review fees will be charged at the rate of sixty-five percent (65%) of the building permit fee for commercial construction projects as shown in the building permit fees schedule above. Plan review fees will be charged at the rate of sixty percent (60%) of the building permit fee for new residential construction projects as shown in the building permit fees schedule above. Shop drawings to scale will be accepted on all remodeling and/or additions to residential construction projects at the rate of twenty-five percent (25%) of the building permit fee. For the purpose of this ordinance remodeling shall mean to refurbish the use of a

space or spaces without changing the original footprint of the existing building. Addition means to increase by changing the footprint of the existing building.

A set of architecturally designed blueprints will be required on all new commercial and residential construction projects regardless of the project value. Shop drawings will be accepted in lieu of architecturally designed blueprints on remodeling and/or additions to the existing property in residential zoning districts.

(7) Drive approach (single): \$50.00 minimum fee each.

(8) Drive approach (double): \$100 minimum fee each.

(9) Concrete flat work which includes concrete patios, sidewalks, curbs, driveways, etc., are based on a flat fee of \$35.00 for the first 100 square feet plus an additional \$0.05 cents per square foot charge thereafter.

(10) Fences: Based on a minimum flat fee of \$35.00 as indicated in the building permit fee schedule plus additional \$25.00 for every 100-feet of fence installed thereafter in excess of 200-feet in length.

(11) Carports, accessory buildings, patio covers, screened porches and bricking old homes: \$35.00 plus \$0.20 cents per square foot.

(12) Siding, Windows and Doors:

- *Siding*: tiered at \$125.00 flat fee for the 1st 1,500 square feet and \$0.05 cents per square foot thereafter;
- *Windows*: Tiered at \$50 for up to 10 energy designed windows and \$75 for over 10 energy designed windows;
- *Doors*: minimum permit fee of \$35 per structure with no limit.

(13) Swimming pools (electrical branch circuit wiring, bonding, grounding, underwater lighting, water pumping and other similar electrical equipment; site location on property, and construction inspections): **\$250.00 per pool.**

Above ground swimming pools that are at least 24-inches deep must be permitted at a **fee of \$25.00 per pool.** An outside pool shall be surrounded by a code approved fence barrier. Access Gates shall be equipped to accommodate a locking device.

Hot Tubs is an outside **tub with many strategically placed massaging jets that contains approximately 500 gallons and is** filled with hot aerated water used for recreation or physical therapy that must be **permitted at a fee of \$175.00.**

Special note: A permit will not be issued until the plat indicating the location of the proposed pool has been approved and sealed by the proper utility company or companies on that plat.

(14) House moved in (includes off site inspections): \$150.00 per house.

(15) Substandard or condemned housing:

(A) Voluntary compliance: \$50.00 plus the per square foot permit fee from chart in subsection (b)(1).

(B) City council action: \$150.00 plus the per square foot permit fee from chart in subsection (b)(1).

(C) Demolition permit fee: Residential: \$50.00 Commercial: \$100

Substandard housing in which the owner is required to make appearance before the council as specified in this code specifically under the provisions of article 3.07 as amended are required to pay the additional fees as cited above due to the added costs involved.

(16) Sign permits. (Article 3.12 "Signs")

(A)	Permanent type:	(4-25 sq. ft.)	\$35.00
		(26-50 sq. ft.)	\$85.00
		over 50 sq. ft.	\$85.00 (Plus \$1.00 per additional square feet)
(B)	Temporary/banner/Portable sign type:		\$35.00
(C)	Illuminated Sign: (electric permit in addition to sign permit fee: 1st branch circuit: \$25.00. Each additional branch circuit: \$5.)		
(D)	Sign recovery fee:	(1-50 sq. ft.)	\$35.00*
		over 50 sq. ft	\$70.00*

*Plus cost of any outside services required, such as wrecker at actual cost plus 10%.

(E)	Sign plan review:	65% of permit fee
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(F)	Investigative fee:	equal to amount of sign fee
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(G)	Renewal of temporary signs:	\$25.00
(H)	Conditional sign permit plus applicable permit fee:	\$25.00
(I)	Application for variance request to sign ordinance:	\$250.00
(J)	Contractor registration (for first year):	\$75.00
(K)	Annual contractor registration renewal:	\$50.00

(17) Fees for retail sale or service of alcoholic beverages.

(A) The city shall levy and collect a fee annually not to exceed one-half the state fee for each permit issued for premises located within the city in accordance to section 11.38 Local Fee Authorized of the Texas Alcohol Beverage Code for the retail sale or service of alcoholic beverages.

(B) Failure of the permit holder to pay the city the authorized fee when due will result in the city filing a protest with the state alcoholic beverage commission (TABC) that may cancel or deny a permit for the retail sale or service of alcoholic beverages.

(C) All the fees authorized under section 11.38 Local Fee Authorized of the Texas Alcohol Beverage Code are authorized for collection by the city and are herein provided for in the schedule of fees and charges of the city.

(18) Permit fees for annual permits. Annual permit in this subsection means that in lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical or plumbing installation, the building official is authorized to issue an annual permit for maintenance and general remodeling permits upon application therefor to any person, firm or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the permit. Annual permits shall only be issued upon approval of the city's building official.

(A) Building: \$100.00 annually from date of issuance for each individual

building complex.

(B) Electrical: \$100.00 annually from date of issuance for each individual building complex.

(C) Plumbing: \$100.00 annually from date of issuance for each individual building complex.

(D) Mechanical: \$100.00 annually from date of issuance for each individual building complex.

(E) Registration requirements: Annual permitting does not waive the contractor registration requirements for any person, firm or corporation as specified in appendix A, article A.02, sections A.02.002 and A.02.003 of the city Code of Ordinances (2006).

(F) Licensing requirements: Annual permitting does not waive any person, firm or corporation from complying with all the licensing requirements as mandated by state law and in accordance to all adopted codes of the city when pertaining to licensing requirements.

(G) Inspections: It is the duty of the person, firm or corporation obtaining an annual permit to have any and all permittable work in accordance to the International Building Code as adopted and as amended inspected by the city inspection department.

(H) Maintenance and general remodeling permits. Does not include projects involving structural alterations of any building, addition, accessory use or structure. It does not include building, plumbing, liquefied or natural gas, electrical or mechanical installations tiered by square footage.

(I) Exempted from annual permitting: All required testing of piping, valves, fixtures, equipment and other appurtenances whether it be building, plumbing, electrical, gas, or mechanical and as mandated by city codes or by state law must be permitted on a separate permit and pay the required permit fee in accordance to the city's fee schedule and shall not be considered a part of an annual permit or the annual permit fees.

(d) Certificate of occupancy.

(1) Application and initial inspection fee for single-family or multifamily buildings (includes second inspection if needed): \$50.00 per each issuance.

(A) Temporary Certificate of Occupancy Permit for single-family or multifamily buildings (includes second inspection if needed): \$50.00

(B) Temporary Certificate of Occupancy Permit for Commercial buildings (includes

second inspection if needed): \$50.00

(2) Application and initial or annual inspection fee for a commercial building (includes second inspection if needed).

(A) Under 1,500 sq. ft.: \$40.00

(B) 1,500 sq. ft. to 3,000 sq. ft.: \$60.00

(C) Over 3,000 sq. ft.: \$80.00

(3) If after the initial or second inspection under the above subsections, the building is not in compliance with the minimum standards of section 3.07.016(c)(2)(A) and/or (B), the fee for each additional inspection: \$40.00.

(4) The owner of a single-family building that must be inspected more than once in the same year as a result of one or more vacancies, is not required to pay another fee after the initial inspection for a period of one year.

(5) Certificate of occupancy inspections on commercial buildings that change in occupancy use, ownership or zoning must pay an inspection fee in accordance to section 3.07.016(b)(2)(B) as follows:

(A) Under 1,500 sq. ft.: \$40.00

(B) 1,500 sq. ft. to 3,000 sq. ft.: \$60.00

(C) Over 3,000 sq. ft.: \$80.00

(6) Second inspection trip due to failure of owner or owner's representative to be present at first appointed time for inspection or inspection was prevented through no fault of the city official: \$25.00.

(7) Third inspection trip due to failure of owner or owner's representative to be present at second appointed time for inspection or inspection was prevented through no fault of the city official: \$50.00.

(8) Fourth and subsequent inspection trips due to failure of owner or owner's representative to be present at appointed time for inspection or inspection was prevented through no fault of the city official: \$100.00.

(9) Annual inspection fee for buildings that are not individually utility metered (per unit): \$30.00. (example: apartment units)

(e) Development.

(1) Development inspection fee: 2 percent of developer's cost of improvements.

- (2) Site Plan-----\$300.00
- (3) Rough proportionality appeal (variance request):---\$200.00 plus
engineering fees*
- (4) Completeness determination regarding
development applications:-----\$200.00

*All engineering fees for the engineers' report concerning the proportionality of the exaction requirements are the responsibility of the developer/applicant to pay.

(f) Plats.

- (1) Preliminary: \$300.00 plus \$10.00 per lot for all lots over two and all County filing fees
- (2) Final: \$200.00 plus \$10.00 per lot for all lots over two and all County filing fees
- (3) Amended or revised plats: \$200.00 plus all County filing fees
- (4) Replats: \$300.00 plus all County filing fees
- (5) Vacating Plat: \$300.00 plus all County filing fees

(g) Zoning.

- (1) Application for rezoning classification: \$750.00.
- (2) Application for amendment to zoning ordinance: \$750.00
- (3) Application for Specific Use Permit: \$750.00
- (4) Site plan approval: \$300.00
- (5) For application to the board of adjustment for:
 - (A) Variance or special exception: \$250.00 (Residential) \$400.00 (Commercial)
 - (B) Nonconforming registration: \$300.00
 - (C) All other appeals: \$250.00
- (6) If the city should incur additional costs in legal or engineering review, or services in connection with processing an application for an amendment to the zoning ordinance, for a specific use permit, or an appeal to the board of adjustment, the applicant is required to reimburse the city for such fees. Legal

costs associated with multiple public hearings held in connection with the application are considered to be an additional cost. Costs above include legal fees in connection with an application including one Public hearing before the City Council. Engineering is not included in the above costs and any engineering would be an additional cost.

(h) Electrical fee schedule.

(1) Installation.

(A) Permit issuance: \$35.00.

(B) Issuing of each supplemental permit for which the original permit has not expired or been cancelled or finalized: \$15.00.

(2) **New Build:** Issuance Fee + \$0.05 cents per square foot*

Remodel: Issuance fee + \$0.02 cents per square foot*

* includes electrical wiring, receptacles, switches, fixtures

(3) Temporary power service. Issuance fee plus:

(A) Temporary power pole: \$25.00 each.

(B) Temporary power (minimum 30 day): \$20.00 each.

(4) Services. Issuance fee plus:

(A) 100 amp service: \$20.00 each.

(B) Over 100 amps to 200 amps: \$20.00 plus \$0.20 per amp over 100 amps

(C) Over 200 amps to 400 amps: \$40.00 + \$0.20 per amp over 200 amps

(D) Over 400 amp service: \$80.00 + \$0.20 per amp over 400 amps

(5) Solar Installation: Issuance fee + \$80.00 flat fee

(6) Miscellaneous. Miscellaneous electrical apparatus, conduits, and conductors for which a permit is required but for which no fee is herein set forth: \$10.00 each.

(7) Other inspections and fees.

(A) Inspections outside of normal business hours: \$100 (2-hour minimum).

(B) Re-inspection fees assessed per inspection: \$50.00.

(C) Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed: \$50.00 per hour (minimum of one-hour).

(i) Mechanical permit fee schedule.

(1) Base permit fee: \$35.00. For issuing each supplemental permit for which the base permit has not expired, been cancelled or finale: \$15.00 each. Base Permit Fee plus:

(2) Furnaces.

(A) Installation or relocation of each forced air or gravity type furnace or burner including ducts and vents attached to such an appliance, up to and including 100,000 Btu/h (29.3 kw): \$20.00 each.

(B) Appliances over 100,000 Btu/h (29.3 kw): \$25.00 each.

(C) For the installation or relocation of each floor furnace including vent: \$20.00 each.

(D) For the installation, relocation of each suspended heater, recessed wall heater or floor mounted unit heater: \$20.00 each.

(3) Appliance vents. Installation, relocation of each appliance vent installed and not included in an appliance permit: \$7.50 each.

(4) Repairs or additions. For the repair of or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by the mechanical code: \$20 each.

(5) Boilers, compressors, and absorption units.

(A) Up to and including 100,000 Btu or 3 horsepower: \$15.00 each.

(B) Up to and including 500,000 Btu or 15 horsepower: \$30.00 each.

(C) Up to and including 1,000,000 Btu or 30 horsepower: \$40.00 each.

(D) Over 1,000,000 Btu or 30 horsepower: \$55.00 each.

(6) Air-handling units including ducts attached.

(A) Up to and including 10,000 CFM: \$10.00 each.

(B) Over 10,000 CFM: \$20.00 each.

Note: This for units which are not a part of systems being permitted separately.

(7) Combination heating and air-conditioning systems including ducts and controls.

- (A) Up to and including 100,000 Btu: \$30.00 each.
- (B) Up to and including 500,000 Btu (\$18.00 + \$27.00): \$45.00 each.
- (C) Up to and including 1,000,000 Btu (\$18.00 + \$37.00): \$55.00 each.
- (D) Over 1,000,000 Btu (\$18.00 + \$55.00): \$73.00 each.

(8) Evaporative cooler (not portable type): \$10.00 each.

(9) Ventilation fan connected to a single duct: \$9.00 each.

(10) Ventilation system not part of HVAC system: \$10.00 each.

(11) Vented hoods including ducts: \$15.00 each.

(12) Condensate waste and venting.

- (A) Residential or commercial gravity drain: \$2.00 each.
- (B) Pump type: \$5.00 each.

Note: this is for systems that are installed separately from HVAC units; the fee for this system is included in units that are installed or relocated in the above mentioned fees.

(13) Miscellaneous. Miscellaneous regulated equipment but not classified above: \$10.00 each.

(14) Other inspection fees.

- (A) Inspections made from the normal business hours (2-hour min): \$100
- (B) Re-inspection fees: \$50.00 per hour.
- (C) Additional plan review required by changes, additions, or revisions to plans or to plans for which an initial review has been completed (minimum of one-hour): \$50.00/hour.

(j) Plumbing permit fee schedule.

- (1) Issuance fee: \$37.50. Each supplemental permit for which the original permit has not expired or been cancelled or finale: \$15.00. Issuance Fee plus:

- (2) **New Build:** Issuance Fee + \$0.05 cents per square foot*

Remodel: Issuance fee + \$0.02 cents per square foot*

* includes water and drainage lines, traps, cut offs and fixtures

- (3) Building sewers. Issuance Fee plus:

(A) For each building sewer and each trailer park sewer: \$20.00.

(Building sewer is the line two feet outside of the foundation that conveys the sewer waste to the city main line. This fee includes the installation of a double cleanout within 2 feet of the house. Additional cleanouts are an additional fee.)

(B) Each additional cleanout: \$10.00.

(C) Each Interceptor (including sand and grease traps installed): \$25.00

- (4) Irrigation Systems: Issuance Fee + \$50.00 (includes backflow preventer)

- (5) Rainwater systems (per drain) (inside of building): Issuance Fee + \$10.00

- (6) Septic systems.

(A) Each cesspool (when allowed): \$25.00.

(B) Each private disposal system (when permitted): \$40.00.

- (7) Water heater & vent. For each water heater and/or vent: Issuance Fee + \$25.00

- (8) Gas piping system. Issuance Fee plus:

(A) From 1–5 outlets: \$10.00.

(B) Each additional gas piping system outlet over 5: \$2.00.

(C) Gas test (residential) (per test): \$25.00

(D) Gas tests (commercial/schools) (per test): \$50.00

(E) Meter loops: \$10.00.

(F) Gas line (yard line) replacement, alteration or new installation (commercial or residential): \$20.00 + Issuance Fee

(G) Temporary gas service: \$20.00.

Note: Interior gas lines are calculated as being included in the fees set for gas outlets above.

(9) Industrial waste system. For each industrial waste pretreatment industrial waste interceptor including its trap and vent, except kitchen type grease interceptor functioning as fixture traps: \$20.00 + Issuance Fee

(10) Installation, alteration, repair of water treating equipment. \$10.00

(11) Atmospheric-type vacuum breakers. For atmospheric-type vacuum breakers not included above:

(A) 1 to 5: \$8.00.

(B) Over 5, each: \$2.00.

(12) Backflow protection devices. For each backflow protection device other than atmospheric type vacuum breakers:

(A) 2-inch diameter (51 mm) and smaller: \$20.00.

(B) Over 2-inch (51 mm) in diameter: \$25.00.

(C) Thermal expansion installation: \$20.00.

Note¹: All double check assemblies and reduced principle assemblies are required to be initially tested and annual testing is required thereafter.

Note²: Thermal expansion is required when a closed system is created with the installation of a backflow prevention device on the water system.

(13) Medical piping system. Issuance Fee plus:

(A) 1 to 5 outlets for a specific gas: \$50.00.

(B) Over 5 outlets for a specific gas, each: \$5.00.

(14) Floor and roof drains. Issuance Fee plus:

(A) Floor drains, each: \$10.00.

(B) Roof drain, each: \$10.00.

(15) Liquefied petroleum gas (LPG).^{*} Issuance fee plus additional fees as follows:

(A) From 1-5 outlets: \$8.00.

- (B) Each additional LPG piping system outlet over 5: \$2.00.
- (C) Gas test (residential, per test): \$25.00
- (D) Gas test (commercial/schools, per test): \$50.00
- (E) Gas line (yard line) replacement, alteration, or new installation (commercial or residential): \$20.00.
- (F) Tank location and system inspection: \$20.00.
- (G) Outside grill: \$5.00.
- (H) Other LPG system inspection not listed: \$10.00.

*LPG inspections are to be made in accordance to the city's adopted fire code and are subject to the regulations as governed by the state railroad commission.

(16) Miscellaneous. Miscellaneous plumbing installations that are required to be permitted of which there is no fee set forth in this fee schedule: \$10.00.

(17) Other inspection fees.

(A) Inspections outside normal business hours (min 2-hour charge): \$100.00

(B) Re-inspection fees, each: \$50.00.

(C) Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge of one hour): \$50.00/hr.

(D) Irrigation Water wells (each): \$100.00

(k) Water tap fees.

(1) Water condition I. Set meter and box when curb stop and tap are preexisting:

(A) 3/4-inch: \$250.00

(B) 1-inch: \$350.00

(C) 1-1/2-inch: \$700.00

(D) 2-inch: \$1,000.00

(2) Water condition II. Complete tap including meter and box, curb stop, tap set on meter size, corporation stop, and copper service line. This condition exists only if

water main lays on the inside of the curb in the parkway easement and there is no street cut:

- (A) 3/4-inch: \$900.00
- (B) 1-inch: \$1,100.00
- (C) 1-1/2-inch: \$1,500.00
- (D) 2-inch: \$1,800.00

(3) Water condition III. Complete tap including meter and box, curb stop, tap set on meter size, corporation stop and copper service line. This condition exists only if water main lays in the street. All condition III fees are calculated on 20-foot street cuts. Street cuts of over 20 feet will be charged an additional charge of \$25.00 per foot of asphalt replacement over the 20 feet:

- (A) 3/4-inch: \$1,600.00
- (B) 1-inch: \$1,800.00
- (C) 1-1/2-inch: \$2,400.00
- (D) 2-inch: \$2,800.00

(4) Water condition IV. Complete tap including meter and box, curb stop, tap set on meter size, corporation stop, and copper service line. This condition is based on boring under street if all conditions are favorable:

- (A) 3/4-inch: \$1,000.00 plus cost of boring by outside contractor.
- (B) 1-inch: \$1,200.00 plus cost of boring by outside contractor.
- (C) 1-1/2-inch: \$1,500.00 plus cost of boring by outside contractor.
- (D) 2-inch: \$2,000.00 plus cost of boring by outside contractor.

All taps larger than 2-inch will be charged according to actual costs of making the tap, labor, equipment, and materials used. It will require 2 working days' notice for costs.

(l) Street cut permits. Street cuts include cutting out a 24-inch-wide cut to the length desired and replacing the asphalt with city labor and equipment: \$25.00 per foot.

Note: Any street cuts over 24 inches in width will be charged according to actual cost. It will require 2 working days' notice for cost.

(m) Sewer taps. When it becomes necessary for the city to install any sewer tap, the cost of the

installation will be as follows:

- (1) 3-inch sewer: \$800.00
- (2) 4-inch: \$1,000.00
- (3) 6-inch: \$1,500.00

Any larger sizes will be charged according to actual costs including equipment, labor and materials. It will require 5 working days' notice for these costs.

Note: All taps will include the laying of the line from the main to inside of the curb of the property to be tapped. All taps will require the payment in advance of the tap and impact fees. Impact fees are not included in the sewer tap fees and are due and payable to the city in advance and are to be forwarded to the City of Fort Worth as per the wastewater contract.

All taps require 10 working day's notice for installation of tap by city crews.

(n) Failure to obtain permit. There is a penalty charged for any person, firm, association of persons, responsible party, corporation or company that fails to take out the necessary permits for any work done in the city without first obtaining a permit.

Penalty fee for failure to permit: double fee.

(o) Valid permits, fees and procedures.

- (1) All permits expire within 6 months from the date that they were taken out unless otherwise mandated by the city council.
- (2) The expiration dates set forth by the city council must be strictly adhered to and there can be no waiving of that time limit except by the city council.
- (3) All regular 6-month permits can be renewed once and only once by the building inspector providing all requests for any such extensions are made in writing to the building official at least two (2) weeks prior to the expiration of said permit pending final approval by the building official.
- (4) All renewed permit fees are one-half the original permit fee regardless of the time limits set.

p) Bulk collection fees.

(1) For oversized piles pursuant to the city's utility policy article 13.02, division 4 "sanitation collection policy" the city will collect and dispose of such bulk material at an additional charge of \$10.00 per cubic yard.

(2) As an alternative, the customer may dispose of the oversized bulk material at their own

cost or contract with the city's private collection contractor and pay their current fee for collection and disposal.

(3) As a special service to the customers, this provision is exempt during times proclaimed by the city council as being special city-wide clean up times or during catastrophic events as proclaimed by the mayor.

q) Fuel Tank Inspection Fees

(1) Inspections must be performed under the provisions mandated by the Texas Commission on Environmental Quality and the ICC Fire Code. Inspections are performed by a trained and qualified fire inspector and by the State Inspector.

(2) All Fuel Tank Contractors must register and pay the applicable registration fee as provided for in Article A.02 "Registration of Contractors Generally".

(3) Permit Fees: Base Fee-----\$70.00 (each)

(4) Each additional inspection over two: \$85.00 minimum for 1st hour plus \$85.00 per each additional hour or fraction thereof.

(5) Any additional permit fees including consultants, engineering and specifications are not included in the base fee and may be charged separately.

Sec. A.02.002 Registration of contractors generally

(a) Scope. This section shall be applicable to and control the fees and charges to be collected by the city for the first year registration and subsequent annual renewal of all applicable building, plumbing, mechanical and irrigation contractors as herein enumerated; provided, that nothing herein shall be deemed to revoke or repeal any fee or charge heretofore or hereafter imposed by ordinance or resolution of the city applicable to any license or other activity not herein specifically provided for.

(b) First year registration and annual renewal registration of contractors.

(1) All persons, firms or corporations applying for permits to perform work within the city must first register with the inspection department of the city, and such first year registrations must be renewed annually on registration forms provided for by the city that will include the following information:

(A) Name of the contractor including his/her business name, address and phone number.

(B) Type of service provided for by the contractor including but not limited to building, plumbing, mechanical and/or irrigation.

(C) State licensing number including date of expiration when applicable.

(D) Proof of certificate of insurance as provided for under the particular state licensing law that applies.

(E) Insurance bonding number on the insurance policy when applicable.

(F) Proof of licensing, insurance and/or insurance bonding requirements are required before first year registration and/or annual renewals are approved by the city inspection department.

(G) Date of expiration of all insurance requirements must be included on the registration application. Any other pertinent information regarding the contractor and the nature of his/her business when it is deemed appropriate by the city's building official or his/her designee.

(2) All first year registrations and/or renewals of registration must be approved by the city's building official or his/her designee before they are considered official registration of contractors for the city.

(3) All first year registrations and subsequent annual renewals of registrations for persons, firms or corporations for the purpose of this section that are required to be licensed or bonded in order to perform services in the city are known as contractors, and such contractors are required to be registered with the city annually under the established provisions of this section.

(4) For purposes of registrations and/or renewals of first year registrations when pertaining to this section shall mean one year from the date of the initial registration providing that the expiration of all required licenses and bonds correspond with the one-year time frame; otherwise registrations are only valid through the date of the expiration of the applicable license, certificate of insurance and/or insurance bond whichever applies.

(5) All subsequent annual renewals must be filed with the inspection department of the city within 30 days from the date of the initial first year registration application or annual renewal date, whichever applies.

(c) Fees for first year registration and renewal registration of contractors.

(1) **Plumbing contractors.** A person who has met the qualifications for licensing and registration and fulfilled all requirements of the state board of plumbing examiners and who installs, changes, repairs, services or renovates plumbing and/or is skilled in the design, planning and superintending of plumbing and in the practical installation, repair and servicing of plumbing.

(A) A municipality in this state that requires a plumbing contractor to obtain a permit before the person performs plumbing by telephone, fax, or email:

(i) Accept permit applications;

(ii) Collect required fees; and

(iii) Issue the required permits.

(B) A plumbing contractor must register, electronically or in person, with the city before performing plumbing regulated by the city code.

(C) A person required to obtain a permit under this section **is not required to pay a plumbing registration or administrative fee.**

(D) The city shall verify through the state plumbing board internet website, or by contacting the state plumbing board by telephone that a plumbing contractor has on file with the state plumbing board a certificate of insurance before performing plumbing work in the city.

(E) The certificate of insurance must:

(i) Be written by a company licensed to do business in the state;

(ii) Provide for commercial liability insurance for the master plumber for a claim for property damage or bodily injury, regardless of whether the claim arises from negligence or on a contract; and

(iii) Provide coverage of not less than \$300,000.00 for all claims arising in a one-year period unless otherwise mandated by the Texas State Plumbing Board..

(2) **Mechanical contractors** \$75.00 first year registration

\$50.00 annual renewal fee

(3) **Irrigation contractors** \$75.00 first year registration

\$50.00 annual renewal fee

(4) **Backflow testers** (pursuant to fees established in Section 3.05.384 of the Code of Ordinances as amended)

(5) **Building contractors** \$75.00 first year registration; \$50.00 annual fee

(A) **Building Contractor** is an individual who for a fixed price, commission, wage or other compensation constructs, supervises or manages the construction of a new home, a material improvement to a home other than an improvement to solely repair a roof of an existing home, or a material improvement that either increases or decreases the home's total square footage of living space and also modifies the home's foundation, perimeter walls, or roof; or an interior remodeling/renovation project that increases the existing footprint of a residential home by at least 100 square feet or more.

(B) A building contractor is also defined for the purpose of this section to mean any business entity or individual who for a fixed price, commission, wage or other compensation constructs, supervises or manages the construction of commercial buildings, a material improvement to a commercial building or structure other than an improvement to solely repair a roof of an existing building, or a material improvement that either increases or decreases the building's total square

footage and also modifies the building structure's foundation, perimeter walls, or roof; or an interior remodeling/renovation project cost that exceeds \$10,000.00 (ten-thousand dollars).

(C) A building contractor by definition is required to register with the city and pay the appropriate registration and/or renewal fee prior to permitting any building project on any property within the city and provide the following information:

- (i) Proof of registration with the state residential construction commission;
- (ii) A current Texas driver's license;
- (iii) Contact information such as addresses and phone numbers;
- (iv) Required to designate any secondary or designated agents and those agents will also be required to register; and
- (v) A current copy of any applicable insurance or bonding requirements from their insurance company.

(D) Exemptions: Homeowners are exempt from contractor registration and renewal provisions only where the homeowner on their own property is performing the building construction and whose property is legally homesteaded under all applicable state and federal laws in their name as the recorded legal owner. However, homeowners are not exempt from the city's permitting requirements."

(6) Roofing Contractors

(A) *First year registration: \$200.00.

(B) *Annual renewal fee: \$100.00.

* Failure to renew registration by the expiration date will result in cancellation of the registration and contractor will then have to pay the first year registration fee again instead of the annual renewal fee in order to register again. Permits at no permit fee are required for a registered roofing contractor installing or replacing composition or other approved roofing material. Otherwise any person, registered roofing contractor or association of persons when the roofing repair involves replacing roofing subgrades including but not limited to replacing or repairing roof decking and/or roof rafters are not exempt from the city's permitting requirements and building permit fees as provided for Section A.02.001 (b) "Building Permit Fees" of the River Oaks Code of Ordinances as adopted and as amended."

(C) A Roofing Contractor is defined for the purpose of this section to mean any business entity or individual who for a fixed price, commission, wage or other compensation constructs, supervises or manages and who specializes in roof construction. Roofers replace, repair, and install new roofs on buildings, using a variety of materials, including composition shingles, metal and other code approved materials.

(D) A Roofing Contractor by definition is required to register with the city and pay the appropriate registration and/or renewal fee prior to permitting any roofing project on any property within the city and provide the following information:

- (1) a current state driver's license;
- (2) contact information such as addresses and phone numbers;
- (3) required to designate any secondary or designated agents and those agents will also be required to register; and
- (4) provide proof of a current copy of any applicable insurance or bonding requirements from their insurance company with the City being made a named co-insured, with a minimum \$1,000,000.00 combined general liability policy per occurrence and \$2,000,000 aggregate.

(E) A Roofing Contractor that is registered to do roofing within the City is required to post the registration card issued on the job site in plain sight visible from the public right-of-way that includes the company name and contractor registration number. Any person or association of persons found roofing in violation of meeting the registration requirements of this section is subject to being issued a municipal citation for being in violation thereof as provided for in Section 1.01.009 "General penalty for violations of code; continuing violations" of the River Oaks Code of Ordinances.

(F) Exemptions: Homeowners are exempt from contractor registration and renewal provisions only where the homeowner on their own property is performing the roofing and whose property is legally homesteaded under all applicable state and federal laws in their name as the recorded legal owner. However, homeowners are not exempt from the city's permitting requirements and building permit fees:

Permit Fee: \$50 not including decking replacement. Replacing of decking shall be calculated by square foot of replacement as provided for Section A.02.001 (b) "Building Permit Fees" of the River Oaks Code of Ordinances as adopted and as amended."

(7) **Swimming Pool Contractors** \$75.00 first year registration

\$50.00 annual renewal fee

(8) * **Fuel Tanks** \$100.00 first year registration

\$50.00 annual renewal fee

* Fuel Tanks are inspected under the requirements mandated by the Texas Commission of Environmental Quality and in the Fire Code.

Sec. A.02.003 Electrical contractor registration

(a) All Electric Contractors shall meet all the requirements for Licensing provided for in Chapter 1305 of the Occupations Code as administered by the Texas Department of Licensing and Regulations (TDLR);

(b) A municipality may not collect a registration or administrative fee from an electrician who holds a license issued under Chapter 1305 of the Occupations Code for work performed in the municipality except that the municipality may collect a permit fee provided for in Article A.02 “Schedule of Fees and Charges” under Section A.02.001 (i) Electric Fee Schedule.

Sec. A.02.004 Fire permits generally

(a) Scope. This section shall be applicable to and control the fees and charges to be collected by the city for fire permits as herein enumerated; provided, that nothing herein shall be deemed to revoke or repeal any fee or charge heretofore or hereafter imposed by ordinance or resolution of the city applicable to any license or other activity not herein specifically provided for.

(b) Definitions. In this section:

Automatic fire alarm system. Designed to detect the unwanted presence of fire by monitoring environmental changes associated with combustion. In general, a fire alarm system is classified as either automatically actuated, manually actuated, or both. Automatic fire alarm systems are intended to notify the building occupants to evacuate in the event of a fire or other emergency, report the event to an off-premises location in order to summon emergency services, and to prepare the structure and associated systems to control the spread of fire and smoke.

Fire code. The most recently adopted International Fire Code by the city including its revisions and amendments.

Fire permits. Includes new fire sprinkler systems, new fire alarm systems, testing of new and existing fire apparatus systems and any other residential or commercial fire apparatus equipment required to be inspected under the fire code.

Fire sprinkler system. An active fire protection measure, consisting of a water supply system, providing adequate pressure and flow rate to a water distribution piping system, onto which fire sprinklers are connected in factories, commercial buildings, home and small business systems pursuant to the most recently adopted fire code and any other applicable code of the city.

(c) Fire permit fees.

(1) New fire sprinkler installations. \$150.00 per zone

(A) Each additional inspection over two: \$85.00 minimum for 1st hour plus \$85.00 per each additional hour or fraction thereof.

(B) With fire pump: \$300.00 additional fee.

(C) With foam: \$85.00 additional fee.

- (D) Each additional floor: \$65.00.
- (E) New underground installations: \$165.00.
- (2) Pre-engineered kitchen extinguishing systems.
 - (A) New pre-engineered system: \$165.00.
 - (B) Additional inspections over one: \$85.00 minimum for 1st hour plus \$85.00 per each additional hour or fraction thereof.
- (3) New fire alarm installations. \$100.00 per zone
 - (A) Each additional floor: \$65.00.
 - (B) Each additional Inspection over two: \$85.00 minimum for 1st hour plus \$85.00 per each additional hour or fraction thereof.
- (4) Other new suppression systems. (Halon, C.2O Dry Chemical, FM 200, Intergen, etc.)
 - (A) Fee: \$ 200.00 plus \$55.00 per nozzle over 5
 - (B) Additional inspections over one: \$85.00 minimum for 1st hour plus \$85.00 per each additional hour or fraction thereof.
- (5) Other fire permit fees. Not otherwise provided for herein.
 - (A) Other new fire apparatus equipment: 50.00 base fee plus \$85.00 per hour or fraction thereof.
 - (B) Other pre-engineered apparatus equipment: \$50.00 base fee plus \$85.00 per hour or fraction thereof.
 - (C) Inspections for which no fee is indicated: \$50.00 base fee plus \$85.00 per hour or fraction thereof.
- (D) Inspections outside of normal business hours: \$75.00 per hour (2-hour minimum).
- (E) Additional plan review required by changes, additions or revisions to plans: \$50.00 per hour (one-hour minimum).
- (6) Outside consultants. Any outside consultants for plan checking or inspections or both will be charged as the actual cost of the consultant. Actual costs include administrative and overhead costs.
- (7) Plan review fees. Plan review fees for fire permits are included in permit fees unless otherwise provided for herein due to additional changes, revisions or alteration to plans.

(8) Annual Registration of Contractors.

(a) A municipality or county may not enact an order, ordinance, or rule requiring a fire protection sprinkler system contractor to obtain a registration certificate from the municipality or county. A municipality or county may not impose on a fire protection sprinkler system contractor qualification or financial responsibility requirements other than proof of a registration certificate.

(b) Notwithstanding any other provision of this chapter, a municipality or county may require a fire protection sprinkler system contractor to obtain a permit and pay a permit fee for the installation of a fire protection sprinkler system and require the installation of a fire protection sprinkler system to conform to the building code or other construction requirements of the municipality or county.”