



Residential Building Requirements

This document is not meant to modify any Federal or State laws or City Ordinances. It is intended to be informative and to be used as a guideline. Where circumstances of a particular job differ from these procedures, the decision of the Building Department will prevail.

Building Codes

All Federal, State and local requirements are applicable to projects constructed within the City's jurisdiction whether specifically listed herein or not. The City of Graham, Texas, has adopted the following codes and/or standards regulating building construction.

City of Graham Zoning Ordinance
2003 International Building Code
2003 International Residential Code
2006 International Fire Code
2003 International Plumbing Code
2003 International Mechanical Code
2000 International Energy Conservation Code
2005 National Electrical Code
and all referenced standards contained within these codes.

Building Permit

Check for permit fees will be made out to the City of Graham.

All Contactors performing work within the City of Graham jurisdiction must be registered with the City and provide proof of commercial general liability insurance for claims of property damage or bodily injury. All registrations must be done in person. All permits must be obtained by the contractor in person unless special arrangements have been made in advance.

No construction on a project may begin before a permit is obtained. Permit fee will double if work begins prior to obtaining a permit.

Inspections

Inspections received by 4:30 p.m. Monday – Friday will be performed the next business day. All inspections are to be called into the City of Graham Permitting Department at (940) 549-3352.

The City must be notified of all inspections before any part of the construction is covered.

When all inspections are completed, a final inspection shall be made prior to approving the permanent power release.

If an inspection fails, a _____ fee for each trade that failed must be paid to the City prior to scheduling any re-inspections.

Construction Site

The property address must be posted at the front of the lot and readable from the street.

Before initiating construction, contractors must have a portable sanitary toilet on the property and shall remain until the final inspections are approved.

A trash dumpster shall be maintained until job completion.

NO construction material, debris, or sanitary restroom facility shall be placed or stored in the public right-of-way or drainage areas at any time.



(940) 549-3352

429 4th Street
Graham, Texas 76450

Residential Building Permit Application

Building Permit Number: _____ **Valuation:** _____

Project Address: _____

Lot: _____ **Block:** _____ **Subdivision:** _____

Project Description: NEW SFR SFR REMODEL/ADDITION SPECIFY OTHER: _____
 PLUMBING MECHANICAL ELECTRICAL
 FENCE ACCESSORY BUILDING LAWN IRRIGATION SWIMMING POOL

Description of Work: _____

Area Square Feet: _____ **Covered** _____ **Number of stories:** _____
Living: _____ **Garage:** _____ **Porch:** _____ **Total:** _____

Owner Information: _____

Name: _____ **Contact Person:** _____

Address: _____

Phone Number: _____ **Fax Number:** _____ **Mobile Number:** _____

General Contractor	Contact Person	Phone Number	Contractor License Number
Mechanical Contractor	Contact Person	Phone Number	Contractor License Number
Electrical Contractor	Contact Person	Phone Number	Contractor License Number
Plumber/Irrigator	Contact Person	Phone Number	Contractor License Number

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. Separate permits are required for electrical, plumbing, and heating/air condition. All permits require final inspection.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: _____ **Date:** _____

OFFICE USE ONLY:

Approved by: _____	Date approved: _____
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Building Permit Fee: _____	Water Connection Fee: _____	Total Fees: _____
Plan Review Fee: _____	Sewer Connection Fee: _____	Issued Date: _____
Plumbing Permit Fee: _____	Meter Cost: _____	Issued By: _____
Mechanical Permit Fee: _____	Meter Inspection Fee: _____	
Electrical Permit Fee: _____	Utility Inspection Fee: _____	

BV Project # _____



CONTRACTOR REGISTRATION FORM

TYPE OF CONTRACTOR LICENSE

- | | |
|--|--|
| <input type="checkbox"/> CONTRACTOR-BUILDER | <input type="checkbox"/> MASTER PLUMBER |
| <input type="checkbox"/> MASTER ELECTRICIAN | <input type="checkbox"/> JOURNEYMAN PLUMBER |
| <input type="checkbox"/> JOURNEYMAN ELECTRICIAN | <input type="checkbox"/> IRRIGATOR (LANDSCAPE) |
| <input type="checkbox"/> RESIDENTIAL ELECTRICIAN | <input type="checkbox"/> BACKFLOW (<i>special form required</i>) |
| <input type="checkbox"/> MASTER SIGN ELECTRICIAN | <input type="checkbox"/> INSTALLER (LANDSCAPE) |
| <input type="checkbox"/> JOURNEYMAN SIGN ELECTRICIAN | <input type="checkbox"/> FIRE LINE TESTER |
| <input type="checkbox"/> MECHANICAL (HVAC) | <input type="checkbox"/> OSSF |
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CONTRACTOR INFORMATION

COMPANY NAME: _____ PHONE: _____

COMPANY ADDRESS: _____

CITY, STATE, ZIP: _____

LICENSEE NAME: _____

LICENSEE NUMBER: _____ PHONE: _____

ADDRESS (MAILING): _____

CITY, STATE, ZIP: _____

SIGNATURE: _____

PLEASE PROVIDE COPY OF DRIVER'S LICENSE AND STATE LICENSE

City of Graham - Building Fees



<u>Description</u>	<u>Building Fee</u>	<u>Fee Calculation</u>
Basic Inspection (one-time inspection not associated with bulding permit)	\$25	Basic Cost
\$1 - \$1,000 Valuation	\$77	Basic Cost
\$1,001 - \$10,000 Valuation	\$77	Basic Cost
\$10,001 - \$25,000 Valuation	\$109 - \$235	\$109 for first \$10,000 and \$8.40 for each additional \$1000
\$25,001 - \$50,000 Valuation	\$242 - \$387	\$235 for first \$25,000 and \$6.06 for each additional \$1000
\$50,001 - \$100,000 Valuation	\$392 - \$597	\$387 for first \$50,000 and \$4.20 for each additional \$1000
\$100,001 - \$500,000 Valuation	\$601 - \$1,941	\$597 for first \$100,000 and \$3.36 for each additional \$1000
\$500,001 - \$1,000,000 Valuation	\$1,944 - \$3,366	\$1,941 for first \$500,000 and \$2.85 for each additional \$1000
\$1,000,001 and up Valuation	\$3,368 and up	\$3,366 for first \$1,000,000 and \$1.89 for each additional \$1000

City of Graham - Plan Review Fees



<u>Description</u>	<u>Building Fee</u>	<u>Fee Calculation</u>
\$1 - \$1,000 Valuation	\$50	Basic Cost
\$1,001 - \$10,000 Valuation	\$50	Basic Cost
\$10,001 - \$25,000 Valuation	\$71 - \$153	\$71 for first \$10,000 and \$5.46 for each additional \$1000
\$25,001 - \$50,000 Valuation	\$153 - \$252	\$153 for first \$25,000 and \$3.94 for each additional \$1000
\$50,001 - \$100,000 Valuation	\$252 - \$388	\$252 for first \$50,000 and \$2.73 for each additional \$1000
\$100,001 - \$500,000 Valuation	\$388 - \$1,264	\$388 for first \$100,000 and \$2.19 for each additional \$1000
\$500,001 - \$1,000,000 Valuation	\$1,264 - \$2,189	\$1,264 for first \$500,000 and \$1.85 for each additional \$1000
\$1,000,001 and up Valuation	\$2,189 and up	\$2,189 for first \$1,000,000 and \$1.23 for each additional \$1000