

# CITY OF LA FERIA



## Building Permit Process

- Two complete sets of building plans must be submitted along with a “ResCheck or MecCheck,” compliance with windstorm regulations and building permit application.
- Allow adequate time for plan check (at least one week for residential, two weeks for commercial).
- Building permit will be issued to General Contractor (cost based on value). Separate permits required for electrician, plumber and mechanical contractor (each permit \$15).
- General contractor’s building permit must be issued first, prior to subcontractors’.
- Plumber must be a Master Plumber, as licensed by the Texas State Board of Plumbing Examiners and provide evidence of a minimum of \$300,000 in liability insurance.
- Permit will include the following, at a minimum:
  - Cost based on value of proposed work
  - Electrical circuits
  - Plumbing fixtures
  - Electrical meter service
  - Plumbing yard line (water, sewer and gas, if applicable)
  - Mechanical tonnage and ducts
  - Temporary electrical meter and pole (t-pole)
  - Inspections required (8 for residential, commercial varies). Each inspection is \$35, pass or fail. Re-inspections are also \$35. These fees must be paid prior to inspections.
- Twenty-four hour notice is required for inspections.
- Water service connection is mandatory for each permit. Water and sewer tap fees may be required if there has never been an active water connection at this address before. Meter deposit and turn-on fees are required and will be collected at time of issuance of permit.
- Portable restrooms for each permit are mandatory. Special exceptions may be granted.
- Trash and debris must be kept in a container and emptied regularly. The work site must generally be kept clean. City will not collect construction debris or site clearance debris.
- The physical address must be posted on the site, during and after construction.
- Once construction is complete, the owner will be required to establish a water account. Deposits are non-transferable.
- The owner must contact their Retail Electric Provider (REP) and establish service. An ESID number (usually 19 digits) will be assigned by the REP and must be provided to the City for final clearance prior to obtaining a Certificate of Occupancy.