

ORDINANCE NO. 25387-03-2022

AN ORDINANCE AMENDING THE CODE OF THE CITY OF FORT WORTH TO AMEND CHAPTER 7 TO ADOPT A NEW ADMINISTRATIVE CODE: FORT WORTH ADMINISTRATIVE BUILDING CODE PERTAINING TO THE ADMINISTRATION AND ENFORCEMENT OF THE FORT WORTH: BUILDING CODE, RESIDENTIAL CODE, ENERGY CODE, MECHANICAL CODE, ELECTRICAL CODE, PLUMBING CODE, SIGN CODE AND EXISTING BUILDING CODE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR A PUBLICATION DATE IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 6, 2016, the Fort Worth Building Administrative Code was adopted in Ordinance 22523-12-2016. The Fort Worth Building Administrative Code serves as the administrative, organizational, and enforcement regulations for the Fort Worth Building, Residential, Plumbing, Mechanical, Electrical, Sign and Existing Building codes; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS, AS FOLLOWS:

SECTION 1.

The Fort Worth Building Administrative Code is hereby amended as follows:

§§ 7-1 BUILDING ADMINISTRATIVE CODE.

FORT WORTH BUILDING ADMINISTRATIVE CODE

PART I - SCOPE AND APPLICATION

SECTION 101 - GENERAL

101.1 Title. These regulations shall be known as the Building Administrative Code of the City of Fort Worth, herein referred to as "*this Code*."

101.2 Scope. The provisions of this Code shall serve as the administrative, organizational, and enforcement rules and regulations for the Fort Worth Building, Residential, Plumbing, Fuel and Gas, Mechanical, Electrical, Sign, Pool and Spa and Existing Building codes, herein referred to as "*the Technical Codes*", which regulate the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

101.2.1 Building Code. Any reference to the International Building Code shall mean the Fort Worth Building Code as adopted with amendments. The provisions of the Building Code shall apply to every building or structure or any appurtenances connected or attached to such buildings or structures except as provided for in the Residential Code.

101.2.2 Residential Code. Any reference to the International Residential Code shall mean the Fort Worth Residential Code as adopted with amendments. The provisions of the Residential Code shall apply to detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

Exceptions:

1. Townhouses are permitted to have a private, individual fourth level roof deck in compliance with the following:

- i. Except for required guards, and the minimum required penthouse necessary to enclose the access stair, the deck shall be unenclosed and unroofed.
- ii. The minimum required penthouse necessary to enclose the access stair shall not include any other occupiable space.
- iii. The open deck shall not exceed 400 square feet.
- iv. The guard shall be constructed of metal. The decking shall be constructed of water resistant construction, and the structural design plans of the building and deck shall be stamped by an engineer.

When each unit of the townhouse building is provided with an automatic sprinkler system, the fourth level roof deck may be as listed above and the following:

- i. with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2 with 903.3.1.2.1 of the Building Code:
 - the 400 square foot area may be covered but open on the sides; and,
 - part of the 400 square feet area may be an enclosed storage room not to exceed 20 square feet.
- ii. with an automatic sprinkler system in accordance with 903.3.1.2 (without 903.3.1.2.1) or 903.3.1.3 of the Building Code, or Section P2904 of this Code, the provisions of "i" above apply except that the canopy must be entirely non-combustible.

101.2.3 Existing Building Code. Any reference to the International Existing Building Code shall mean the Fort Worth Existing Building Code as adopted with amendments. The provisions of the Existing Building Code shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings.

101.2.4 Energy Code. Any reference to the International Energy Conservation Code shall mean the Fort Worth Energy Code as adopted with amendments and shall apply to all matters governing the design and construction of commercial and residential buildings for energy efficiency.

101.2.5 Plumbing and Fuel Gas Code. Any reference to the International Plumbing or Fuel Gas Code shall mean the Fort Worth Plumbing Code as adopted with amendments. The provisions of the Plumbing Code shall apply as follows:

1. The erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of plumbing systems within this jurisdiction, and outside this jurisdiction if the same are connected to the city water or sewage systems.

2. Regulation of nonflammable medical gas, inhalation anesthetic, vacuum piping, nonmedical oxygen systems and sanitary and condensate vacuum collection systems.

3. The installation of fuel-gas distribution piping and equipment, fuel gas appliances, water heater venting systems, gaseous hydrogen systems and related accessories.

4. Gaseous hydrogen systems shall be regulated by Chapter 7 of the International Fuel Gas Code.

5. Coverage of fuel gas piping systems shall extend from the point of delivery to the outlet of the appliance shutoff valves. Piping system requirements shall include design, materials, components, fabrication, assembly, installation, testing, inspection, operation and maintenance.

6. Requirements for gas appliances and related accessories shall include installation, combustion and ventilation air and venting and connections to piping systems.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three (3) stories high with separate means of egress and their accessory structures shall comply with the International Residential Code, except as provided for in that code.

101.2.6 Mechanical Code. Any reference to the International Mechanical Code shall mean the Fort Worth Mechanical Code as adopted with amendments and shall apply to the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three (3) stories high with separate means of egress and their accessory structures shall comply with the International Residential Code, except as provided for in that code.

101.2.7 Electrical. Any reference to NFPA 70 shall mean the Fort Worth Electrical Code as adopted with amendments and shall regulate:

1. The design, construction, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of electrical systems, electrical conductors, electrical equipment, signaling and communications conductors and equipment, and fiber optic cables and raceways.

2. The installation and alteration of electrical equipment, which shall include electrical conductors, fittings, devices, signs, sign primaries, fixtures, motors, generators, starters, controls, raceways and that part of elevator installations consisting of signal systems, fans, electrical lighting fixtures, illuminated thresholds, feeder conductor and raceways to motor and generator disconnect switches and controllers and all electrical installations in connection with interlocking devices, other than on automatic elevators, located within or on public and private buildings and premises, except as excluded by paragraph (b) below.

3. Registration and licensing of those persons who will install or maintain such electrical equipment.

4. The Fort Worth Electrical Code shall be used as the electrical provisions of the Residential Code.

101.2.8 Pool and Spa. The Provisions of the Pool and Spa Code shall not be deemed to nullify any provisions of local, state or federal law, to include but not limited to;

1. Texas Department of State Health Services (TDSHS); Standards for Public Pools and Spas; §285.181 through §285.208, (TDSHS rules do not apply to pools serving one- and two-family dwellings or townhouses).
2. Texas Department of Licensing and Regulation (TDLR); 2012 Texas Accessibility Standards (TAS), TAS provide the scoping and technical requirements for accessibility for Swimming Pool, wading pools and spas and shall comply with 2012 TAS, Section 242. (TAS rules do not apply to pools serving one- and two-family dwellings or townhouses).

Exception: Elements regulated under Texas Department of Licensing and Regulation (TDLR) and built in accordance with TDLR approved plans, including any variances or waivers granted by the TDLR, shall be deemed to be in compliance with the requirements of this Chapter.

101.2.9 Property Maintenance. Any reference to the International Property Maintenance Code shall mean the provisions of the Building Code, the Fire Code and the Minimum Building Standards Code that apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.7 Electrical. Any reference to NFPA 70 shall mean the Fort Worth Electrical Code as adopted with amendments and shall regulate:

1. The design, construction, installation, alteration, repairs, relocation, replacement, addition to, use or maintenance of electrical systems, electrical conductors, electrical equipment, signaling and communications conductors and equipment, and fiber optic cables and raceways.
2. The installation and alteration of electrical equipment, which shall include electrical conductors, fittings, devices, signs, sign primaries, fixtures, motors, generators, starters, controls, raceways and that part of elevator installations consisting of signal systems, fans, electrical lighting fixtures, illuminated thresholds, feeder conductor and raceways to motor and generator disconnect switches and controllers and all electrical installations in connection with interlocking devices, other than on automatic elevators, located within or on public and private buildings and premises, except as excluded by paragraph (b) below.
3. Registration and licensing of those persons who will install or maintain such electrical equipment.
4. The Fort Worth Electrical Code shall be used as the electrical provisions of the Residential Code.

101.4.8 Property Maintenance. Any reference to the International Property Maintenance Code shall mean the provisions of the Building Code, the Fire Code and the Minimum Building Standards Code that apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

The provisions of the Technical Codes shall also apply to usage of the surrounding site and access to and from the building, structure or site, as necessary to achieve code compliance.

101.5 Intent. The purpose of this Code is to provide the administrative rules and regulations for the administration and enforcement of the technical construction codes adopted by the City of Fort Worth.

The purpose of the Technical Codes is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

SECTION 102 – APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement of the Technical Codes, the specific requirement shall be applicable. Where, in any specific case, different sections of the Technical Codes specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 Other laws. The provisions of this Code and the Technical Codes shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this Code.

102.4 Technical construction codes and standards. Other codes and standards referenced within the Technical Codes shall be a part of the Technical Codes as adopted by the City of Fort Worth.

102.4.1 Amendments. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well.

102.5 Partial invalidity. In the event that any part or provision of this Code or the Technical Codes is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this Code shall be permitted to continue without change, except as is specifically covered in the Technical Codes, the International Property Maintenance Code or the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

Except as otherwise provided for in this chapter, plumbing, mechanical and electrical systems and equipment lawfully in existence at the time of the adoption of the Technical Codes may have their use, maintenance or repair continued if the use, maintenance or repair is in accordance with

the original design, if no hazard to life, health or property has been created by such systems and equipment, and if the electrical system and equipment are maintained in good repair.

102.6.1 Annexation. Upon annexation, all existing structures and buildings are subject to inspection for compliance with the provisions of the Existing Building Code, the Minimum Building Standards Code and the Fire Code, except as specifically deleted by such annexation ordinance.

102.7 Maintenance. Electrical, plumbing, and mechanical systems, equipment, materials and appurtenances, both existing and new, and parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe, sanitary, and hazard-free condition. Devices or safeguards that are required by the Technical Codes shall be maintained in compliance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of the installed systems and equipment. To determine compliance with this provision, the code official shall have the authority to require that the installed systems and equipment be re-inspected.

102.8 Alteration and repairs of systems. Alterations, renovations and repairs to electrical, plumbing and mechanical systems shall conform to the requirements for new systems and equipment without requiring that the existing unmodified systems or equipment comply with all of the requirements of the Technical Codes., Alterations, renovations and repairs shall not cause existing systems or equipment to become unsafe, hazardous or overloaded.

102.9 Historic buildings. Unless specifically required, the provisions of the Technical Codes relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings.

Exception: Buildings undergoing a change of occupancy shall comply with the applicable provisions of the Technical Codes.

PART 2 - ADMINISTRATION AND ENFORCEMENT

SECTION 103 - DEPARTMENT OF PLANNING AND DEVELOPMENT

103.1 Creation of enforcement agency. The Department of Planning and Development is hereby created as specified in the City Code and shall be referred to as "the department." Any reference to the "Department of Building Safety" shall mean the Department of Development Services.

Primary enforcement of the provisions of *this Code* and *the Technical Codes* shall rest with the Department of Development Services as specified under the duties and powers of the *Building Official*.

The provisions of *this Code* and *the Technical Codes* may be enforced by other code enforcement divisions of this city but interpretation authority shall be retained by the Building Official.

103.2 Appointment. The *Building Official* shall be appointed as specified in the City Code.

103.3 Deputies. In accordance with prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *Building Official* shall have the authority to appoint Assistant Building Officials, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the *Building Official*.

103.3.1 Restriction of employees. An official or employee connected with the building, plumbing, mechanical or electrical, permitting or inspection enforcement of *the Technical Codes* shall not be engaged in or directly or indirectly connected with the submitting of permits, furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building; and such officer or employee shall not be engaged in or be employed to do any work that conflicts with official duties or with the interests of the department.

Furthermore, no official or employee shall be permitted to work for, or be connected with, any construction materials manufacturer or wholesale supply company, or do any plumbing, mechanical or electrical work while employed as an inspector or plans examiner by the city.

SECTION 104 - DUTIES AND POWERS OF BUILDING OFFICIAL

104.1 General. The *Building Official* is hereby authorized and directed to enforce the provisions of *this Code* and *the Technical Codes*. The *Building Official* shall have the authority to render interpretations of all adopted codes and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of *this Code* and *the Technical Codes*. Such policies and procedures shall not have the effect of waiving any specific code requirement.

104.1.1 Other interpretations. Any provision or local amendment marked in this Code or the Technical Codes as [F] shall be under the primary interpretation authority of the Fire Chief. Any provisions marked in the Fire Code or local amendment as [B], [E], [EB], [FG], [M] or [P] shall be under the primary interpretation authority of the Building Official.

104.2 Applications and permits. The Building Official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of *this Code* and the Technical Codes.

104.3 Notices and orders. The Building Official shall issue all necessary notices or orders to ensure compliance with this Code and the Technical Codes.

104.4 Inspections. The Building Official shall make all of the required inspections, or the Building Official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The Building Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.5 Identification. The Building Official shall carry proper identification when inspecting structures or premises in the performance of duties under this Code.

104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of the Technical Codes, or where the Building Official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of the Technical Codes which makes the structure or premises unsafe, dangerous or hazardous, the Building Official or designee is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code or the Technical Codes, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises be unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure entry.

An application for a permit shall be considered as permission from an authorized representative to inspect the premises.

It shall be unlawful for any person to hinder or interfere with the Building Official or his designees in the discharge of their duties under this Code.

104.7 Department records. The department shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

104.8 Liability. The Building Official, member of the board of appeals or employee charged with the enforcement of this Code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this Code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for cost in any

action, suit or proceeding that is instituted in pursuance of the provisions of this Code. Any judgment resulting there-from shall be assumed by this jurisdiction.

104.8.1 The liability exemption and defense protection provided in this section are not extended to Third Party Companies, or their employees, agents or assignees.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the Building Official shall be constructed and installed in accordance with such approval.

104.9.1 Used materials and equipment. The use of used materials which meet the requirements of this Code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the Building Official.

104.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of the Technical Codes, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of the Technical Codes impractical and the modification is in compliance with the intent and purpose of the Technical Codes and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of any action granting modifications shall be recorded and entered in the files of the Department.

104.11 Alternative materials, design and methods of construction and equipment. The provisions of the Technical Codes are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by the Technical Codes, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of the Technical Codes, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in the Technical Codes in quality, strength, effectiveness, fire resistance, durability and safety.

104.11.1 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in the Technical Codes shall consist of valid research reports from approved sources.

104.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of the Technical Codes, or evidence that a material or method does not conform to the requirements of the Technical Codes, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to this jurisdiction. Test methods shall be as specified in the Technical Codes or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

SECTION 105 - PERMITS

105.1 Required. Any owner, individual, contractor or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Technical Codes, or to cause any such work to be done, shall first make application to the Building Official and obtain the required building permit.

A separate permit shall be obtained for each building or structure unless otherwise authorized by the Building Official.

105.1.3 Glass replacement. Replacement of a window frame or sash shall require a permit and comply with the applicable provisions of the Energy Code, and the Technical Codes.

105.2 Work exempt from permit. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of *the Technical Codes* or any other laws or ordinances of this jurisdiction.

Permits shall not be required for the following:

Building:

1. Ground mounted flagpoles less than twenty (20) feet in height, and wall mounted flag poles with an overall length of less than ten (10) feet.
2. Fences not over seven (7) feet (1829 mm) high and open wire fences without slats up to eight (8) feet (2438 mm) high that are not barrier fences required under the Electrified Fence provisions of the Electrical Code.
3. Oil derricks.
4. Retaining walls that are not over four (4) feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids. (Retaining walls placed in succession shall be considered one (1) wall if, upon drawing a line from the bottom of the footing of the lower wall at a forty-five (45) degree angle up and towards the higher wall, the line intersects the higher wall or any material retained by the wall at any point.)
5. Water tanks supported directly upon grade if the capacity does not exceed five thousand (5,000) gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2:1.
6. Platforms, walks and decks not more than six (6) inches above grade and not over any basement or story below.

7. Painting, papering, tiling, carpeting, cabinet replacement, counter top replacement, and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery on private property.
9. Prefabricated swimming pools accessory to a single Group R-3 occupancy that do not exceed five thousand (5,000) gallons (18 925 L) and are installed entirely above ground.
10. Concrete equipment pads for mechanical and electrical equipment installed outside a building envelope.
11. Swings and other playground equipment accessory to one- and two-family dwellings.
12. Window awnings on Groups R-3 and U occupancies supported by an exterior wall that do not project more than fifty-four (54) inches (1372 mm) from the exterior wall and do not require additional support.
13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over five (5) feet nine (9) inches (1753 mm) in height.
14. Roof repairs on Group R-3 and their accessory structures. For the purpose of this section, roof repairs shall include the repair and replacement of the material above, but not including, the decking material, lathing boards or sheathing boards.
15. Demolition of a structure by the State of Texas for highway widening purposes.
16. Flammable liquid tanks when a Fire Department permit has been issued; except that foundations for said tanks shall require a building permit.
17. Freestanding satellite dishes not exceeding one forty (40) inches in diameter that do not exceed twelve (12) feet in height.
18. Residential door replacements outside of designated historic districts that do not require a change in framed opening size.
19. Temporary buildings (job trailers) used only by construction or associated personnel for the duration of a commercial construction project; including buildings used for office personnel, training, or conference rooms on a site where a building permit has been issued. Recreational vehicles shall not be used as job trailers.

Electrical:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this Code.
2. Reinstallation of attachment plug receptacles but not the outlets thereof.
3. Replacement or repair of overcurrent devices of the required capacity in the same location.
4. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
5. Taping joints.
6. Removal of electrical wiring.
7. Temporary wiring for experimental purposes in suitable experimental laboratories.
8. Electrical wiring, devices, appliances, apparatus or equipment, other than signs, operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
9. Low-energy power, control and signal circuits of Classes II and III as defined in this Code.
10. Electrical maintenance work to include the replacement of equipment electrical cords and plug ends, switches, outlets, ballasts and lighting fixtures where not in conflict with section 101.4.3 of the Fort Worth Energy Code.

Mechanical:

1. Portable heating appliances;
2. Portable ventilation appliances and equipment.
3. Portable cooling units;
4. Steam, hot water or chilled water piping within any heating or cooling equipment or appliances regulated by this Code;
5. The replacement of any minor part that does not alter the approval of equipment or an appliance or make such equipment or appliance unsafe;
6. Portable evaporative coolers;
7. Self-contained refrigeration systems that contain ten (10) pounds (4.5 kg) or less of refrigerant, or that are actuated by motors of one (1) horsepower (0.75 kW) or less;
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid; and,

9. When an umbrella Building Permit is issued for new construction or additions to one- and two-family dwellings and townhomes, under the Fort Worth Residential Code, or as an R-3 under this Code, and which contain a fireplace under that Building Permit, separate fireplace permits shall not be required.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this Code.
2. The clearing of stoppages in drains, soil, waste and vent piping or the repairing of leaks in pipes, valves or fixtures.
3. Removal and reinstallation of exposed traps; replacement of valves, nipples to sinks and lavatories; replacement of plumbing fixtures, water closets, garbage disposals, dishwashers, clothes washers and similar appliances, provided that in all cases such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

Exception: Replacement of water heaters, shower pans and bathtubs shall require a permit.

4. Interceptor traps or house trailer site traps installed at the same time as a building sewer on any lot within a manufactured home or recreational vehicle park.
5. Any portable fuel gas heating, cooking or clothes drying appliance.
6. Replacement of any minor component of a fuel gas appliance or equipment that does not alter approval of such appliance or equipment or make such appliance or equipment unsafe.

105.2.1 Emergency repairs. Where repairs and equipment replacements must be performed in an emergency situation, the permit application shall be submitted within the next business day to the *Building Official*.

105.2.2 Repairs. Application or notice to the *Building Official* is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain

leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

105.2.3 Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies or government agency by established right and not specifically regulated in *the Technical Codes*.

105.3 Application for Permit. To obtain a permit, the applicant shall first file an application in a form furnished by the department for that purpose. Such application shall:

1. Identify and describe the work to be covered by the building permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 107.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official.

When permits are restricted to licensed and/or registered individuals as required by this or other codes and ordinances, permits shall only be issued to those individuals as specified in this Code and the Technical Codes.

105.3.1 Action on application. The *Building Official* shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official shall reject such application in writing, stating the reasons therefore. If the Building Official is satisfied that the proposed work conforms to the requirements of the Technical Code, laws and ordinances applicable thereto, the Building Official shall issue a permit as soon as practicable.

105.3.2 Expiration of plan review. Applications for which no permit is issued within one hundred eighty (180) days following the date of application shall expire by limitation, and construction documents and other data submitted for review may thereafter be returned to the applicant or destroyed by the *Building Official*.

If the applicant submits a request for extension before the expiration date, showing that circumstances beyond the control of the applicant have prevented action from being taken, the *Building Official* may extend the time, without an additional permit fee, for a period not exceeding one hundred eighty (180) days. No application shall be extended more than once.

If the applicant submits a request for extension after but within ninety (90) days of the expiration date, the applicant shall resubmit plans and pay a new plan review deposit. The application shall be subject to any new adopted laws, ordinances and regulations that became effective since the original application date.

105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the Technical Codes or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of the Technical Codes or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors in the construction documents and other data. The Building Official is also authorized to prevent occupancy or use of a structure where in violation of this Code, the Technical Codes or of any other ordinances of this jurisdiction.

105.5 Expiration. Every permit issued shall become invalid after 180 days unless a required inspection for the project has been approved. Furthermore, permits expire when more than 180 days has elapsed from the date of the last approved required inspection.

Where a permit has expired, the permit may be reactivated, and the reactivation fee shall be one-half (½) the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that expiration has not exceeded one (1) year. No permit may be reactivated more than once.

Exceptions:

1. Demolition permits and moving permits shall expire at sixty (60) days.
2. Electrical ordinance inspections shall expire after thirty (30) days.

105.5.1 Permit Extension. The building official is authorized to grant a one-time permit extension prior to permit expiration not to exceed 180 days.

105.6 Suspension or revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this Code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this Code or the Technical Codes.

105.7 Placement of Permit. The approved construction documents with City of Fort Worth paperwork attached, collectively called the building permit or copy shall be kept on the site of the work until the completion of the project.

105.8 Responsibility. It shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this Code is applicable, to comply with this Code and the Technical Codes.

105.9 Preliminary inspection. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

105.10 Building permit issuance restrictions. Mechanical, Electrical, Plumbing and Sign permits shall only be issued to companies or persons who possess the appropriate required Texas State Licenses.

Exception: Building permits may be issued to a property owner who wishes to do Building, Mechanical, Plumbing or Electrical work in a building owned and occupied by them solely as their primary residence as demonstrated by either a homestead exemption granted by the appraisal district or by proof of ownership and a valid government issued identification in the same name and address. This provision only permits the homeowner to work on that part of the electrical system that occurs after, but does not include, the first main breaker behind the electrical meter.

105.10.1 Maintenance employee. Permits for the repair of electrical, plumbing, and mechanical work may be obtained by anyone who is regularly employed as or acting as a maintenance man or maintenance employee, incidental to and in connection with the business in which he is employed or engaged or who does not engage in the occupation of a plumber for the general public; or, construction, installation and maintenance work done upon the premises or equipment of a railroad by an employee thereof who does not engage in the occupation of a plumber or mechanic for the general public.

Electrical maintenance work shall mean the keeping in safe repair of any and all electrical installations, apparatus, equipment and appliances and the keeping in safe repair of electrical equipment within a building or in or on the premises where the Maintenance Electrician, or Residential Maintenance Electrician, is regularly employed on a permanent basis, except as described below for service companies, but does not include the installation of new and additional electrical work, electrical equipment, electrical apparatus or appliances.

SECTION 106 - FLOOR AND ROOF DESIGN LOADS

106.1 Restrictions on loading. It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by the *Technical Codes*.

SECTION 107 - SUBMITTAL DOCUMENTS

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geo technical reports and other data shall be submitted as required with each

application for a permit. The construction documents shall be prepared by a registered design professional where required by the State of Texas.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with the Technical Codes.

The Building Official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the State of Texas to practice as such even if not required by state law.

Retaining walls for which a permit is required shall require the submittal of plans that are prepared by an engineer licensed by the State of Texas.

107.1.1 Lake Worth docks, piers or boathouses. The following provisions apply for permit submittal for docks, piers or boathouses on Lake Worth.

(a) Persons seeking to construct a Dock, Pier, Boathouse or Walkway must submit complete construction documents for the structure(s), which shall include, but not be limited to, the anchoring system, and any Walkways or Bridges that will attach to the proposed structure.

(b) When an existing structure will be used as part of the newly proposed structure the project plans must include a complete description of the existing structure.

(c) The project plans must include a description of the site that shows the location of the primary lot, the extension of property lines out into the water area and a key plan, either included on the site plan or on a separate sheet, to show the location on or to the body of water.

(d) If the prescriptive methods described in Section 3606 of the Building Code are not followed or an engineered design is required by the Building Official, then the project plans must be signed and sealed by an engineer registered in the State of Texas and contain a statement that the proposed structure complies with the specifications set forth in the Technical Codes.

(e) Each project plan set must also include a copy of the manufacturer's certified plans for any components that will be part of the structure, such as lifts, decking, railing, or awning systems.

(f) The project plans and manufacturer's certified plans must be based upon the actual conditions at the site of the proposed structure.

107.1.2 Residential Foundations. Buildings regulated under the Technical Codes that contain a new or existing residential component must provide engineered foundation plans or submit geotechnical reports that show non-expansive soils and design foundations in accordance with Figure R403.1.1. as follows:

1. All new construction, when containing a residential component;
2. All outward additions to post-tension slabs, and
3. Any new outward addition exceeding five hundred (500) square feet in foundation area, when the existing or the new area contains a residential component; and,
4. Any new upward additions, such as adding or expanding a 2nd floor, when the existing or new area contains a residential component and the foundation is to be, or is required to be, upgraded. If the existing foundation is adequate, an engineer review is not required.

Residential component will include living quarters, sleeping quarters, etc. as might occur in a "mother-in-law" accessory building. A non-residential addition, such as a garage, that ties into the residential dwelling would need to comply if over five hundred (500) square feet. Such plans shall be designed by a professional engineer registered in the State of Texas.

107.2 Construction documents. Construction documents shall be in accordance with Section 107.2.1 through 107.2.5.

107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the Building Official. The electronic submittal of plans shall be in a format as prescribed by the Planning and Development Department. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the Technical Codes and relevant laws, ordinances, rules and regulations, as determined by the Building Official. Plans and specifications shall be drawn to scale.

107.2.2 Site plans. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The Building Official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

107.2.2.1 Design flood elevations. Where design flood elevations are not specified, they shall be established in accordance with Section 1612.1 of the Building Code.

107.2.3 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of the Technical Codes. In other than occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

107.2.4 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this Code and the technical codes. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the

construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

107.2.5 Braced wall lines. Plans for the construction or addition of single family dwellings and duplexes shall include details showing compliance with the braced wall provisions of the Technical Codes.

Exceptions:

1. Structures that are designed by an engineer licensed to practice in the State of Texas where the plans include the framing (wall, floor and ceiling joists, and roof rafters), as well as, wall bracing method.

107.2.7 Electrical. Plans, specifications, engineering calculations, diagrams, and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit. The plans shall indicate all necessary information required, including but not limited to the following:

1. Calculated loads.
2. Main and feeder sizes.
3. Maximum short circuit current available at each point of application of each protective device used on the project.
4. Electrical panel locations and clearances.
5. Location and type of all electrical components and equipment.

107.2.8 Plumbing. Plans, specifications, engineering calculations, diagrams, and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit. The plans shall indicate all necessary information to include the following:

1. Location and product information on plumbing fixtures.
2. Size and materials of all water, gas, drainage and vent piping.
3. Drainage and supply pipe sizing calculations
4. Other information necessary to determine compliance with the Fort Worth Plumbing Code.

107.2.9 Mechanical. Plans, specifications, engineering calculations, diagrams, and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit. The plans shall indicate all necessary information to include the following:

1. Location and product information on all mechanical equipment.
2. Size and materials of all gas lines and venting.
3. Other information necessary to determine compliance with the Fort Worth Mechanical Code.

107.2.10 Pool Entrapment. All permits for residential pools must submit an entrapment compliance form as provided by the Building Official.

107.2.11 Energy. Plans, specifications, engineering calculations, diagrams, and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit. The plans shall indicate all necessary information to include the following:

1. Insulation materials and their R-values.
2. Fenestration U-factors and solar heat gain coefficients (SHGCs).
3. Area-weighted U-factor and solar heat gain coefficient (SHGC) calculations.
4. Mechanical system design criteria.
5. Mechanical and service water heating system and equipment types, sizes and efficiencies.
6. Economizer description.
7. Equipment and system controls.
8. Fan motor horsepower (hp) and controls.
9. Duct sealing, duct and pipe insulation and location.
10. Lighting fixture schedules with wattage and control narrative.
11. Location of daylight zones on floor plans.
12. Air sealing details.

107.2.13 Manufacturer's installation instruction. Manufacturer's installation instructions, as required by this Code, shall be available on the job site at the time of inspection.

107.3 Examination of documents. The Building Official shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of the Technical Codes and other pertinent laws or ordinances.

Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of the Technical Codes and other pertinent laws and ordinances, and that the fees specified in Section 109 have been paid, the building official shall issue a permit therefore to the applicant.

Exception: When plan review is performed by a Third-Party Organization as specified in Section 117, the Building Official, at his discretion, may only review what he deems necessary to insure a quality control of the review already performed.

107.3.1 Approval of construction documents. When the Building Official issues a permit, the construction documents shall be approved, in writing or by stamp, as "APPROVED." One (1) set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the Building Official or a duly authorized representative.

107.3.2 Previous approvals. This Code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued

in good faith within one hundred eighty (180) days after the effective date of the Technical Codes and has not been abandoned.

107.3.3 Phased approval. The Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of the Technical Codes. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.

107.3.4 Design professional in responsible charge.

107.3.4.1 General. When it is required that documents be prepared by a registered design professional, the Building Official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The Building Official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

107.3.4.2 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period.

Deferral of any submittal items shall have the prior approval of the Building Official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the Building Official.

Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal item shall not be installed until the deferred submittal documents have been approved by the Building Official.

107.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

107.5 Retention of construction documents. One (1) set of approved construction documents shall be retained by the Building Official as prescribed by local and state law.

107.6 Residential master plans. All Master Plans on file with the department expire with the adoption of newer code editions. Unexpired, active permits may continue to utilize the master plans that were in effect at the time of permit issuance.

When Master Plans are registered with the Building Official for use with an expedited permit issuance program, the applicant shall pay a nonrefundable registration fee per plan as specified in Section 119, Table No. 1-B.

107.7 Expedited Plan Review. An applicant for one or more permits for a construction/development project may request an expedited plan review (X-Team) of plans required for issuance of the building permits. The expedited plan review requires that the plat be recorded and that all necessary infrastructure engineering and engineering studies be approved. The fee for an X-Team plan review will be \$1,000 per hour for in-person meetings, with a two hour minimum, unless the applicant and the building official agree otherwise. This fee is in addition to all other fees required under this code.

107.7.1 Initial Review. Before a project is scheduled for an expedited plan review meeting, Planning and Development Department staff shall conduct an initial review of all documents submitted with the permit application to ensure completeness and to verify that all necessary engineering is approved. A non-refundable application fee of \$200 for the initial review must be paid with the application for the permits in addition to other fees required under this code.

107.7.2 X-Team Review and Meeting. On a date scheduled by the Planning and Development Department the X-Team staff will meet with the applicant and all other parties with responsibilities relating to the construction/ development project, such as the developer, property owner, tenant, engineer, architect and construction contractor. The parties must be prepared to finalize all plans on the date scheduled. Before the conclusion of the meeting, the team will review the plans and, if all building and design issues are resolved, approve the plans and issue the required construction permits.

107.7.3 X-Team. X-Team plan reviews are conducted by a team consisting of a coordinator, senior plans examiners and specialists from several development review departments. A plans examiner/ specialist from each of the following disciplines may assist the team:

1. Building Code
2. Fire Code
3. Electrical Code
4. Mechanical/ Plumbing Code
5. Zoning
6. Parks and Recreation
7. Water/ Sewer
8. Transportation
9. Health

Staff from other departments may be called upon as necessary to provide expertise for specific projects.

107.7.4 X-Team Review without a Meeting. An applicant for one or more permits for a construction/ development project may request an expedited plan review (X-Team) of plans required for issuance of the building permits. The expedited plan review requires that the plat be recorded and that all necessary infrastructure engineering and engineering studies be approved. The fee for an X-Team plan review without a meeting will be \$1,000 per hour, pro-rated for the actual time the review takes with a one hour minimum, unless the applicant and the building official agree otherwise. This fee is in addition to all other fees required under this code.

107.7.5 X-Team Revisions. Revisions to applications submitted for an X-Team review will be reviewed at a fee of \$1,000 per hour, prorated for the actual time the revision review takes, with a minimum of 15-minute intervals.

SECTION 108 - TEMPORARY STRUCTURES AND USES

108.1 General. The Building Official is authorized to issue a permit for temporary structures, and temporary uses. Such permit shall be limited as to time of service, but shall not be permitted for more than one hundred eighty (180) days. The Building Official is authorized to grant extensions for up to 24 additional months.

108.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation, energy and sanitary requirements of the Technical Codes, as deemed appropriate by the Building Official and Fire Chief, as necessary to ensure the public health, safety and general welfare.

108.3 Temporary power. The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

108.4 Termination of approval. The Building Official is authorized to terminate such permit for a temporary structure or use or power and to order the temporary structure or use or power to be discontinued.

SECTION 109 - FEES

109.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

109.2 Schedule of permit fees. Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by the jurisdiction.

109.2.1 Building Permit Fees. The fee for each permit shall be as follows:

1. For non-residential Remodel Work, and for new non-residential construction of items that do not have a square footage (fences, swimming pools, retaining walls, etc.), the fee shall be as set forth in Section 119, Table No. 1-A;
2. For New Construction or New Addition, the fee shall be as set forth in Section 119, Tables No. 1-C-1 through 1-C-4 dependent upon the Use Group involved. Buildings with multiple use groups shall be divided and charged the applicable fee per use group. Shell buildings shall be charged a fee based upon the expected use group of the building with no reduction for being a shell.
3. When work involves both remodel and new construction/addition, the fee for the non-residential remodel will be based upon the remodel value and the fee for the new construction/addition shall be based upon square footage.
4. When the work involves a residential remodel, the fee for the remodel will be based upon the number of trades required to complete the project as specified in Table 1-A-1.
5. Other fees shall be as specified in Section 119, Table No. 1-B. At the time of application, along with any other fees required, a non-refundable permit application fee as specified in Section 119, Table No. 1-B shall be required.

Exceptions:

1. Buildings or structures owned and occupied by a Federal, State, or County entity on property owned by the Federal, State, or County entity shall be exempt from the permit fees. This exception does not apply to public school districts or county community colleges.
2. Work by non-City personnel on property under the control of the City of Fort Worth shall be exempt from the permit fees only if the work is for action under a contract that will be or has been approved by City Council with notes in the contract packages stating the fee is waived.
3. Work by City personnel on property under the control of the City of Fort Worth shall be exempt from the permit fees only if the application is accompanied by a copy of the work order for the project.
4. When the project is to be plan reviewed or inspected by an approved Third Party organization as described in Section 117, the fee shall be reduced as follows:
 - a. Residential projects (one- and two-family dwellings, and townhouses regulated by the IRC, and their accessory structures):
 - i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by thirty-five (35) percent (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by seventy (70) percent (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by fifty-five (55) percent (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - b. Commercial projects (those not included in item a above):

i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by twenty-five (25) percent (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by seventy (70) percent (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by fifty-five (55) percent (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

Exemption or reduction of the permit fees under this section shall not waive the requirements to pay a full investigation fee for doing work without a permit as required under Section 109.4.2.

109.2.2 Demolition and moving permit fees. Movement and demolition of buildings and structures shall comply with Chapter 7, Article VII of the City Code and with the provisions of this Code.

The fee for each Demolition or Moving permits shall be based upon the gross square footage as set forth in Section 119, Table No. 1-B.

Exceptions

1. The fees for demolition will not be required for buildings ordered demolished by the City of Fort Worth.

2. The fees for moving will not be required for those applicants meeting exceptions 2 or 3 of Section 109.2.1.

3. The fees for demolition will not be required for those applicants meeting exceptions 1, 2 or 3 of Section 109.2.1.

109.2.3 Change of occupancy. A building permit shall be required for a Change of Occupancy or a Change of Use as defined in the IEBC. A change of occupancy shall include any change of occupancy classification (e.g., B to M) , any change from one group to another group within an occupancy classification (e.g., A-2 to A-3) or any change in use within a group for a specific occupancy classification (e.g., B bank to B nail salon) for a building or a portion of a building. The fee shall be as set forth in Section 119, Table No. 1-B and shall cover all plan review deemed necessary by the building official.

Exception: The permit fees will not be required for those applicants meeting exceptions 1, 2 or 3 of Section 109.2.1.

109.2.4 Ordinance inspection. The fee for an Ordinance Inspection shall be that as specified in Section 119, Table No. 1-B.

Exception: The fee will not be required for those applicants meeting exceptions 1, 2 or 3 of Section 109.2.1.

109.2.5 Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the Technical Codes, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official.

To obtain a re-inspection, the applicant shall file an application therefor in writing on a form furnished for that purpose and pay the re-inspection fee in accordance with Section 119, Table 1-B or as set forth in the fee schedule adopted by the jurisdiction.

In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

Exception: The fee will not be required for those applicants meeting exception 3 of Section 109.2.1.

109.2.6 Change of record. Any request for a record change, or any mistake made by an applicant that requires a record change, including but not limited to name or address changes, whether computer or paper record, must be requested in writing with a fee as specified in Section 119, Table No 1-B.

Exceptions:

1. For record changes that affect the permit fee, such as adding equipment, fixtures or square footage, the Building Official may require a separate permit for the extra items with the appropriate fee.
2. The fee will not be required for those applicants meeting exception 3 of Section 109.2.1.

109.2.7 Plan review fees. When a plan or other data are submitted for review, a non-refundable plan review deposit shall be paid at the time of application. Said plan review deposit shall be as specified in Section 119, Table No. 1-B.

Exceptions:

1. The deposit will not be required for those applicants meeting exceptions 1, 2 or 3 of Section 109.2.1.
2. The deposit will not be required for additions and remodels to existing Group R-3 Occupancies, and for additions, remodels or new construction of their accessory structures. It shall be required for new construction of Group R-3 Occupancies.

3. When the project is to be plan reviewed by an approved third party organization as described in Section 117, the plan review deposit shall be reduced as noted on Section 119, Table No. 1-B.

The original plan review fee paid will be credited to the cost of the building permit fee at the time the building permit is issued and the remaining fee is paid. If the permit fee is less than the required deposit, the required deposit shall be the minimum permit fee.

Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Section 119, Table No. 1-B. The fee, including the minimum, shall be charged at each request for additional review.

Exceptions:

1. The fee will not be required for those applicants meeting exceptions 1, 2 or 3 of Section 109.2.1.

2. When the original plan review was performed under the third party option, only a fifteen dollar (\$15.00) filing fee shall be charged for each separate submittal. This filing fee shall only be applicable to the Building, Electrical, Mechanical, Plumbing and Energy submittals. Changes in other plans, e.g. site, landscaping, fire, civil, water service, etc. will be charged the fee as shown in Section 119, Table No. 1-B.

When trade building permits are issued under an umbrella building permit, the additional plan review fee shall apply to all plans including those for other trades.

109.3 Building permit valuations. The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation shall be set by the Building Official.

Exception: When other than new construction or addition, individual building permit fees shall be required per trade. The building permit fee will be based upon the valuation as determined by the Building Official for that work only. The fee for other trade permits will be subject to the appropriate codes.

109.4 Investigation fees: Work without a permit.

109.4.1 Investigation. Whenever any work for which a permit is required by this Code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

Exceptions: This provision shall not apply to emergency work when it shall be proved to the satisfaction of the code official that such work was urgently necessary and that it was not practical to obtain a permit therefore before the commencement of the work. In all cases, a permit must be

obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining such permit, an investigation fee as herein provided shall be charged.

109.4.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this Code. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this Code or the Technical Codes, nor from any penalty prescribed by law.

Use of the third party plan review or inspection option, will not reduce or lower the investigation fee required by this section.

109.5 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

109.6 Fee refunds. The Building Official is authorized to establish a refund policy. Permit fees may be refunded upon request subject to the limits set forth in Section 119, Table 1-G. Plan review fees, investigation fees, application fees, paper processing fees, and technology fees are non-refundable. Permit fees shall not be refunded for active permits where an inspection has been performed, or for expired permits.

Exceptions: The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

109.7 Administrative Hold. Any administrative discrepancy including but not limited to, delinquency in payments, returned checks, failure to pay for re-inspection, investigation or registration fees, and failure to maintain and comply with the registration, insurance or bond requirements of the City, may result in a hold being placed on issuance of permits and performance of inspections of existing permits until the administrative discrepancy is corrected.

SECTION 110 - INSPECTIONS

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Code, the Technical Codes or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this Code, the Technical Codes or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Exception: When approved by the Building Official, the inspection process as required by this Code may be performed by an approved Third Party Organization as specified in Section 117.

A survey of the lot may be required by the Building Official to verify that the structure is located in accordance with the approved plans.

110.1.1 Permit Documents. Permit documents including the permit card, inspection card, approved plans and other information related to the issuance of the permit shall be available for review on site at the time of an inspection.

110.2 Preliminary inspection. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

110.3 Required Inspections. The Building Official, upon notification, shall make the inspections set forth in Sections 110.3.1 through 110.3.5.3.

110.3.1 Commercial Building Inspections. The minimum inspection requirements for commercial structures are as listed:

110.3.1.1 Footing, pier and foundation inspection. Footing, pier and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection.

Pier inspections may be performed by the engineer of record with sealed documentation provided to the inspector that states the piers were constructed in compliance with the adopted Code and according to the engineers design.

110.3.1.2 Concrete slab or under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

110.3.1.3 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the Building Official.

110.3.1.4 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire-blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

110.3.1.5 Fire- and smoke-resistant assemblies. Fire and smoke rated assemblies shall not be taped or concealed until inspected and approved.

110.3.1.6 Energy efficiency inspections. Inspections shall be made to determine compliance with the provisions of the Energy Code and shall include, but not be limited to, inspections for:

envelope insulation R- and U-values, fenestration U-value, duct system R-value, and HVAC and water-heating equipment efficiency.

110.3.1.7 Parkway Inspection. Parkway inspections shall be conducted prior to any concrete pours and a parkway final will be required to be approved prior to final inspections and issuance of certificates of occupancy.

110.3.1.8 Final inspection. The final inspection shall be made after all work required by the building permit is completed.

110.3.2 Residential Inspections. The minimum inspection requirements for single family residences and duplexes are as listed:

110.3.2.1 Underground inspection. Underground inspection of electrical, mechanical, plumbing and gas systems shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place.

110.3.2.2 Footing, pier and foundation inspection. Inspection of the footing, pier and foundation shall be made after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, or equipment and special requirements for wood foundations.

Pier inspections may be performed by the engineer of record with sealed documentation provided to the inspector that states the piers were constructed in compliance with the adopted Code and according to the engineers design.

110.3.2.3 Concrete slab or under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

110.3.2.4 Plumbing, mechanical, gas and electrical systems inspection. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection. When approved by the Building Official, such inspections may be made at the same time as the framing inspection.

Exception: Back-filling of ground-source heat pump loop systems tested in accordance with Section M2105.1 prior to inspection shall be permitted.

110.3.2.5 Frame and masonry inspection. Inspection of framing and construction shall be made after the roof deck or sheathing, all framing, fire-stopping, draft-stopping and bracing are in place and pipes, chimneys and vents to be concealed are complete and after the rough plumbing,

mechanical and electrical rough inspections are approved. Inspection of masonry shall be made after installation except that brick ties shall be made as part of the framing inspection.

110.3.2.6 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 11 of the Residential Code or the provisions of the Energy Code and shall include, but not be limited to, inspections for: envelope insulation R- and U-values, fenestration U-value, duct system R-value, HVAC and water-heating equipment efficiency and blower door test as required in the Energy Code.

110.3.2.7 Parkway Inspection. Parkway inspections shall be conducted prior to any concrete pours and a parkway final will be required to be approved prior to final inspections.

110.3.2.8 Final inspection. Final inspection shall be made after the permitted work is complete and prior to occupancy.

110.3.3 Mechanical Inspections. The minimum inspection requirements for mechanical building permits are as listed:

110.3.3.1 Underground. Inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.

Exception: Ground-source heat pump loop systems tested in accordance with Section 1208.1.1 of the Mechanical Code shall be permitted to be backfilled prior to inspection.

110.3.3.2 Rough-in. Inspection shall be made after the roof, framing, fire blocking, fire stopping, draft stopping and bracing are in place and all ducting and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes.

110.3.3.3 Final. Inspection shall be made after the building is complete and the structure is ready for occupancy.

110.3.4 Plumbing Inspections. The minimum inspection requirements for plumbing building permits are as listed:

110.3.4.1 Underground. Inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.

110.3.4.2 Rough-in. Inspection shall be made after the roof, framing, fire blocking, fire stopping, draft stopping and bracing is in place and all sanitary, storm and water distribution piping is roughed-in, and prior to the installation of wall or ceiling membranes.

110.3.4.3 Final. Inspection shall be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

110.3.5 Electrical. The minimum inspection requirements for electrical building permits are as listed:

110.3.5.1 Underground. Inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.

110.3.5.2 Rough-in. Inspections shall be made after the roof, framing, fire blocking, fire stopping, draft stopping and bracing are in place and all ducting and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes.

110.3.5.3 Final. Inspection shall be made after the building is complete, all electrical systems are in place and properly connected, and the structure is ready for occupancy.

110.3.8 Other inspections. In addition to the inspections specified above, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of the Technical Codes and other laws that are enforced by the department.

110.3.9 Building Ordinance inspections. Building, Plumbing, Mechanical and Electrical Ordinance Inspections shall be performed to insure minimum property standards and life safety requirements. Building Ordinance Inspections are required as follows:

1. Four trade building ordinance inspections and Minimum Building Standard inspections from the Code Compliance Department are required for changes in ownership of Multi-Family properties.
2. Four trade building ordinance inspections are required for all tenant or ownership changes in all H and I occupancies.
3. Four trade building ordinance inspections are required for changes in tenant or ownership of all automotive uses, hair and nail salons.
4. Four trade building ordinance inspections are required for change in tenant or ownership if the current certificate of occupancy was issued prior to July 2001.
5. Four trade building ordinance inspections are required for all Changes of Occupancies.
6. Building Ordinance Inspections may be used for any miscellaneous inspection.

110.4 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by code. The person doing the work authorized by the permit shall make sure that the work will stand tests prescribed elsewhere in this Code and the Technical Codes, before giving the above notification.

When the work is within a residence where access is dependent upon the occupant being home, it shall be the duty of the person doing the work to make arrangements for inspections.

110.5 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with the Technical Codes. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

110.5.1 Covered work. Any work covered or concealed without inspection shall be considered to constitute an unsafe structure and subject to the corrective provisions of Section 116. Such consideration as an unsafe structure shall exist every day until the work is inspected and approved as being in compliance with the Technical Codes. Inspections will not be performed until a valid active permit is obtained in accordance with this Code.

110.6 Inspection agencies. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

SECTION 111 - CERTIFICATE OF OCCUPANCY

111.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this Code or other ordinances of the jurisdiction shall not be valid.

Exceptions:

1. One- and Two-family dwellings and townhouses regulated by the Residential Code and their associated accessory buildings or structures.
2. Community Homes, as defined in the Zoning Ordinance.

111.2 Certificate Issued. After the building official inspects the building or structure and finds no violations of the provisions of this Code or other laws that are enforced by the department, and clearances have been obtained from all other applicable city departments, agencies, the building official shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address, legal description and zoning of the location.
3. The name and address of the business and the property owner.
4. A description of that portion of the structure or property for which the certificate is issued.

5. A statement that the described portion of the structure or property has been inspected for compliance with the requirements of this Code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official and the issuing individual.
7. The use and occupancy, in accordance with the provisions of Chapter 3 of the Building Code.
8. The type of construction as defined in Chapter 6 of the Building Code.
9. The design occupant load.
10. Any special stipulations and conditions of the building permit.

After approval of a final inspection, the applicant or tenant shall have sixty (60) days in which to obtain a certificate of occupancy. Where no such action is taken within sixty (60) days, an electrical Ordinance Inspection with the appropriate fees will be required to obtain a certificate of occupancy.

For existing uses required to obtain a certificate of occupancy, the Building Official may issue a certificate where evidence is provided showing the building complied with the ordinances in effect at the time of construction or last occupancy. The Building Official, at his discretion, may accept documents, including but not limited to: old permits, certificate of occupancies dated after July 2001, affidavits, tax records and business records as evidence. Where documentation is insufficient the Building Official may require ordinance inspections in order to determine compliance.

111.2.1 Validity. The issuance of a new certificate of occupancy replaces, supersedes and voids all previously issued certificates of occupancy. Only the most recently issued certificate of occupancy shall be considered valid.

111.3 Temporary occupancy. The Building Official is authorized to issue temporary certificates of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely.

111.4 Revocation. The Building Official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this Code, or other applicable provision, wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building, structure or property or portion thereof is in violation of any ordinance or regulation or any of the provisions of this Code or the Technical Codes.

The certificate of occupancy shall remain the property of the City of Fort Worth and shall be surrendered upon request.

111.5 Posting. The certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

111.6 Special Certificates of Occupancy. A special Certificate of Occupancy shall be required as specified in sections 111.6.1 through 111.6.4.

111.6.1 Mobile vendors. Mobile vendors need not register or obtain a license from the City of Fort Worth. However, a Vendor Certificate of Occupancy as outlined in the Section 5-406 of the Zoning Ordinance is required and must be renewed annually.

111.6.1.1 Fees. The annual permit fee for Mobile Vendors is \$60.00. A separate permit and associated permit fee as specified in the appropriate code for the installation of an electrical service or a water service shall be obtained and paid by the applicant with any vendor application that includes such service. The payment of these required fees is in addition to the Vendor Certificate of Occupancy fee specified in Section 119, Table No. 1-B.

111.6.2 Sidewalk Cafes. A Sidewalk Café need not register or obtain a license from the City of Fort Worth. However, a specialized Certificate of Occupancy must be obtained as outlined in Chapter 20, Article IX of the City of Fort Worth Code. A Specialized Certificate of Occupancy must be renewed annually.

111.6.2.1 Fees. Fees are set forth in Sec. 20-358 of the Code of Ordinances and are listed under Table 1-B of this Code.

111.6.3 Sexually Oriented Business. A Sexually Oriented Business need not register or obtain a license from the City of Fort Worth. However, a Specialized Certificate of Occupancy must be obtained as outlined in Chapter 5, Article 2 of the City of Fort Worth Zoning Ordinance. Specialized Certificates of Occupancy must be renewed annually.

111.6.3.1 Fees. Fees are set forth in Sec. 2-321 of the Code of Ordinances and are listed in Table 1-B of this Code.

111.6.4 Temporary vendors. Temporary vendors required to obtain a Vendor Certificate of Occupancy as determined by the Zoning Ordinance shall pay the fee as specified in Section 119, Table 1-B.

SECTION 112 - SERVICE UTILITIES

112.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this Code for which a permit is required, until released by the Building Official.

112.2 Temporary connection. The Building Official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

112.3 Authority to disconnect service utilities. The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this Code and the Technical Codes and standards set forth in Section 101.4 in case of emergency where

necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required by Section 112.1 or 112.2. The Building Official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

Where any unsafe condition results from the use of any utilities in noncompliance with the Technical Codes, the building official may order, in writing, that such utilities be disconnected.

SECTION 113 - CONSTRUCTION AND FIRE PREVENTION BOARD OF APPEALS

113.1 General. The City Council finds that there is a need to provide the citizens of the City of Fort Worth, Texas, with safe, affordable, and well-constructed housing, commercial buildings and other structures in which these citizens can work, play and live. It is the specific intent of the City Council that standards for construction and fire prevention be used for the welfare and safety of the City's citizens. The City Council finds that construction and fire prevention standards change from time to time and that these standards should stay current with modern practices of construction and fire safety.

In carrying out these purposes, it is the intent of the City Council that such construction and fire prevention standards be adopted as outlined herein and that a Construction and Fire Prevention Board of Appeals be given cognizance over matters pertaining thereto.

It is the intent of the City Council that compliance with the construction and fire prevention standards contained herein is the responsibility of the citizens and business to which they apply; and that neither the Construction and Fire Prevention Board of Appeals nor the City of Fort Worth, its officers, agents and employees, shall be liable or responsible for any errors or omissions arising out of the enforcement or failure to enforce these standards.

113.2 Creation of board. The City Council hereby establishes a Construction and Fire Prevention Board of Appeals (the Board) for the purpose of determining the acceptability and adequacy of materials, equipment, and methods of construction, hearing appeals of interpretations by designated officials, consideration of variance requests, and other designated authority as listed herein or elsewhere in the City Code

113.3 Composition of board; Appointment of members. The Board shall consist of nine (9) members, with two (2) alternate members, to be appointed in the following manner:

Members:

Place 1. Architect - Nominated by the Fort Worth Chapter of the American Institute of Architects

Place 2. Engineer (with Mech/Elec/Plum, or structural background) - Nominated by the Fort Worth Branch of the Texas Society of Professional Engineers

Place 3. Fire Protection Engineer or Fire Protection Professional - Nominated by the City Manager

Place 4. Building Owner or Manager - Nominated by the Building Owners and Managers Association of Fort Worth

Place 5. General Contractor - Nominated by the Fort Worth Chapter of the Associated General Contractors

Place 6. Master Electrician - Nominated by the City Manager¹

Place 7. Master Plumber - Nominated by the City Manager²

Place 8. HVAC contractor - Nominated by the City Manager³

Place 9. Home Builder - Nominated by the Fort Worth Home Builder's Association

At-large Alternates

Place 10. Engineer (with Mech/ Elec/Plum, or structural background) - Nominated by the Fort Worth Branch of the Texas Society of Professional Engineers

If unable to fill with these qualifications, may also be a Fire Protection Engineer or professional, preferably with Hazardous Materials experience, nominated by the City Manager

Place 11. Architect - Nominated by the Fort Worth Chapter of the American Institute of Architects

¹ Before forwarding recommendation to City Council, the City Manager shall allow for comments from the local chapters of National Electrical Contractors Association and Independent Electrical Contractors Association concerning any objections to the recommendation.

² Before forwarding recommendation to City Council, the City Manager shall allow for comments from the local chapter of Plumbing-Heating-Cooling Contractors Association concerning any objections to the recommendation.

³ Before forwarding recommendation to City Council, the City Manager shall allow for comments from the local chapters of Air Conditioning Contractors of America and Refrigeration Service Engineers Society concerning any objections to the recommendation.

The City Manager shall appoint members, or alternate members, to the Board from time to time subject to the consent of the City Council. If nominations are not received from nominating organizations within 45 days of the date when requested, the City Manager may entertain nominations from other sources.

Whenever any reference to the Building Code Board of Appeals, the Electrical Board, the Mechanical Board, or the Plumbing Board is made in any ordinance adopted prior to this ordinance, such reference shall be deemed to refer to the Construction and Fire Prevention Board of Appeals as created herein.

All members, upon being sworn in, shall become officers of the City of Fort Worth. Members must be citizens of the City of Fort Worth.

113.4 Terms of members. Members, and alternate members, shall serve two year terms. Members, and alternate members, appointed to odd numbered places shall serve terms which expire October 1 of odd numbered years. Members, and alternate members, appointed to the even numbered places shall serve terms which expire October 1 of even numbered years. No member, or alternate member, shall serve more than a total of three consecutive two-year terms. After a break in service of at least two years, a member or alternate member may again be eligible to serve. Members, and alternate members, shall serve until their successors are appointed.

113.5 Successors; Removal from office. Should any member, or alternate member, of the Board die, become unable to act for any reason, resign or be removed for cause, as hereinafter provided, the City Manager shall appoint a successor to fill the unexpired term or to serve until a new member, or alternate member, can be duly appointed. An alternate member shall automatically move to fill a vacant member position of the same category, provided he has not exceeded the totally number of years allowed to serve.

The City Council may remove any member, or alternate member, of the Board during the term of which he may be appointed. The action of the City Council in such matters shall be final.

113.6 Compensation of members. All members, and alternate members, shall serve without compensation, except for reimbursement for authorized expenses attendant to the performance of their duties.

113.7 Ex-Officio members. The Building Official and the Fire Chief or their designated representatives shall be ex-officio members of the Board. The Building Official shall serve as the Secretary of the Board. The Secretary will submit a report by October 31 of each year which shall contain an overview of the past fiscal year's operation.

113.8 Meetings; Quorum. All meetings of the Board shall be open to the public as provided by law. The Board shall hold meetings as regularly scheduled, unless canceled, and at such time and place as called by the Chairman or one lawfully acting in that capacity.

Six (6) members of said Board shall constitute a quorum to transact business. Every matter before the Board for vote shall require for final passage the affirmative vote of a majority of the members present and voting; except that variances shall require the affirmative vote of five (5) members to grant a variance. Members present, including the Chair, shall vote unless required to abstain due to conflict of interest.

As At-large alternates, alternate members may fill in for any absent member or vacant position. When only one alternate is needed, the Chair may determine which alternate may substitute at any particular meeting, giving fair rotation between alternate members. The chosen alternate shall serve for the entire meeting.

Alternate members may participate in discussions, but may not vote or be counted as part of the quorum; except that when filling in for a vacant position, in the absence of any other member or when any other member is required to abstain, the designated alternate member may be counted and allowed to vote in that members place.

Ex-officio members may not vote and do not count toward a quorum.

113.9 Hearing. The Board shall fix a reasonable time for the hearing of an appeal and shall give notice of said hearing in writing to the parties in interest. Parties may appear before the Board in person, by agent or by attorney. The Board may require additional data and tests necessary for adequate decision of the appeal. The Board shall notify the appellant of its decision.

113.10 Bylaws. The Board shall hold an organizational meeting in October of each year, or as soon as possible thereafter, at which time it shall elect a Chairman and Vice-Chairman before proceeding to other matters of business. Alternate members may not serve as Chairman or Vice-Chairman. The Board shall establish its own rules of procedure and shall amend them from time to time as it deems necessary.

113.11 Agenda and records. The agenda for the Board shall be prepared by the Secretary and shall be posted as required by law. All records and evidence pertinent to any appeal shall be transmitted to the Board prior to the hearing by delivery to the Secretary. Records of all appeals shall be kept in the office of the Building Official. The Building Official shall transmit copies of appeal records to the Fire Chief.

113.12 Right of appeal. Any person, firm, company or corporation aggrieved by a decision or order of the designated code official or Fire Chief may appeal such decision or order to the Board if it falls within the Board's authority. Every appeal must be filed in writing on the form provided by staff with the Secretary within thirty (30) days from the date of the decision or order appealed from. The Board shall not consider any appeal that is filed after the thirty (30) day period. Such appeal shall contain appropriate reference to the decision or order appealed from, as well as the grounds for the appeal. At the time of filing an appeal, the appellant shall pay a non-refundable appeal fee as set forth in Table No. 1-B.

Exception: The fee will not be required for those applicants meeting exceptions 1, 2 or 3 of Section 109.2.1.

113.13 Authority and power. The Board shall have the authority and power to:

1. Hear appeals on interpretations by the Building Official on the Building Codes (Building, Energy, Residential, Existing, Sign, Electrical, Mechanical and Plumbing Codes). The Board may modify in whole or in part or may affirm the interpretation of the designated official. No interpretation shall be heard by the Board until the designated official has rendered a written interpretation. It shall be incumbent upon the designated official to render a written interpretation within thirty (30) days of receipt of written request.

2. Hear appeals on interpretations by the Fire Chief on the Fire Code. The Board may modify in whole or in part or may affirm the interpretation of the Fire Chief. No interpretation shall be heard by the Board until the Fire Chief has rendered a written interpretation. It shall be incumbent upon the Fire Chief to render a written interpretation within thirty (30) days of receipt of written request.

3. Approve alternate methods of construction and fire prevention where it is impractical to meet the adopted construction and fire prevention standards, provided that the Board finds the same degree of suitability, strength, effectiveness, fire resistance, durability, sanitation and safety exists in the alternate method as intended by the standards.

4. Approve new methods of construction and fire prevention not covered by the construction and fire prevention standards, provided that the Board finds the same degree of suitability, strength, effectiveness, fire resistance, durability, sanitation and safety exists in the new methods as intended by the standards. The Board, in approving new materials and processes, shall rely upon recognized standards or practices.

5. Determine the acceptability and adequacy of materials, equipment and methods of construction of signs. Hear appeals on interpretations by the Building Official on the Sign Code of the City of Fort Worth. The Board may modify in whole or in part or may affirm the interpretation of the Building Official. No interpretation shall be heard by the Board until the Building Official has rendered a written interpretation. It shall be incumbent upon the Building Official to render a written interpretation within thirty (30) days of receipt of written request.

6. At the request of staff or the Board, review all technical amendments to the Minimum Building Standards Code of the City of Fort Worth. Hear appeals on interpretations by the designated official on sections of the Minimum Building Standards Code that are designated as Building, Residential, Electrical, Mechanical, Plumbing or Fire Code related. The Board may modify in whole or in part or may affirm the interpretation of the designated official. No interpretation shall be heard by the Board until the designated official has rendered a written interpretation. It shall be incumbent upon the designated official to render a written interpretation within thirty (30) days of receipt of written request.

7. Grant variances to the non-administrative provisions of the Building Codes (Building, Residential (except Chapter 11, "Energy Efficiency"), Electrical, Mechanical and Plumbing Codes); sections of the Minimum Building Standards Code that are designated as Building, Residential, Electrical, Mechanical, Plumbing or Fire Code related; the Fire Code; and the Sign Code, when in the opinion of the Board, and based upon the presentation of valid data, the applicable provisions are unreasonable and/or unrealistic to a particular site, building or structure.

The Board may grant variances to non-administrative provisions of the Energy Code and Chapter 11, "Energy Efficiency", of the Residential Code, when in the opinion of the Board, and based upon the presentation of valid data, the applicable provisions are unreasonable and/or unrealistic to a particular site, building or structure, except that no variance can be granted that might violate State Law. The Building Official shall be the deciding individual as to whether a variance to the Energy Code would place the city in violation of State Law.

The Board shall use its good judgment in granting such variances, balancing the code requirement to protect life, health, structural safety and the reasonableness of the requirement. It shall take the affirmative vote of five (5) members to grant a variance.

9. The Board may review from time to time the provisions of the respective codes and recommend any necessary changes and/or improvements to the City Council. This review shall include consideration of suggestions from industry or the public at large which shall be obtained by means of open hearing as well as through the regular channels. The Board may make recommendations to the City Council for amendments to standards as needed throughout the year.

10. Hear appeals for revocation or denial of registrations.

11. Hears appeals to the Water Department provisions of Chapter 36, Docks, Piers and Boathouses, designated as (WD) but only after a release is obtained from the Director of the Water Department.

113.14 Enforcement. The Building Official and Fire Chief shall enforce and execute all legal decisions and orders of the Board for which they are respectively responsible.

113.15 Stay of proceedings. An appeal to the Board shall stay all proceedings in connection with the decision or order appealed from, unless and until the Building Official or Fire Chief shall have certified to the Board after notice of appeal has been filed that a stay would cause hazard to life or property. Any work done contrary to the order of the Building Official or Fire Chief after filing an appeal hereunder, pending the determination of such appeal, shall be subject to nullification should the order be affirmed and may not be considered by the Board as mitigating or extenuating circumstance.

113.16 Court review. A person, firm, company or corporation aggrieved by a decision or order of the Board may present to a District Court a petition, duly verified, setting fourth that such decision is illegal, in whole or in part, specifying the grounds of illegality. Such petition shall be presented to the Court within ten (10) calendar days after the date of the decision of the board.

SECTION 114 -VIOLATIONS

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this Code, or cause same to be done, in conflict with or in violation of any of the provisions of this Code.

114.1.1 Unsafe buildings. Failure to correct an unsafe building as provided for in Sections 110.6.1 or 116 shall constitute a violation of this Code.

114.1.2 Occupancy violations. Whenever any site, building, structure or equipment therein regulated by this Code or any other code is being used contrary to the provisions of this Code or any other code, the Building Official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such use to be continued.

Such person shall discontinue the use within the time prescribed by the Building Official after receipt of such notice to make the site, building, structure, or portion thereof, or equipment comply with the requirements of this Code and the Technical Codes.

114.1.3 Failure to comply with notice. Failure to comply with a notice shall be considered a violation of this Code.

114.2 Notice of violation. The Building Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this Code, or in violation of a permit or certificate issued under the provisions of this Code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

Exception: Citations for violations of this Code may be issued without requiring the issuance of a notice. When a notice is issued, it is not necessary to reissue a notice prior to issuance of any further citations for the same violation, at the same or at different locations.

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the Building Official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceedings at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this Code or of the order or direction made pursuant hereto.

114.4 Violation penalties. Any person who violates a provision of this Code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, shall be subject to penalties as prescribed by law.

Each day or any portion thereof during which any violation of this ordinance occurs or continues shall be deemed a separate offense and upon conviction thereof shall be punishable as prescribed by law.

SECTION 115 - STOP WORK ORDER

115.1 Authority. Whenever the Building Official finds any work regulated by this Code and the Technical Codes being performed in a manner either contrary to the provisions of the Technical Codes or is dangerous or unsafe, the Building Official is authorized to issue a stop work order.

115.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

115.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 116 - UNSAFE STRUCTURES AND EQUIPMENT

116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or to the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section.

A vacant structure that is not secured against entry shall be deemed unsafe. Materials used to secure a structure, which deteriorate or increase in susceptibility to fire hazard over time, shall be replaced or treated to eliminate the increase of the hazard.

116.1.1 Unsafe buildings. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members that are supported by, attached to, or a part of a building and that are in deteriorated condition or otherwise unable to sustain the design loads that are specified in this Code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Technical Codes or such alternate procedures as may have been or as may be adopted by this jurisdiction. As an alternative, the Building Official, or other employee or official of this jurisdiction as designated by the governing body, may institute any other appropriate action to prevent, restrain, correct or abate the violation.

116.1.2 Covered work. Any work covered or concealed without inspection shall be considered to constitute an unsafe structure. Such consideration as an unsafe structure shall exist every day until the work is inspected and approved as being in compliance with the Technical Codes. Inspections will not be performed until a valid active permit is obtained in accordance with the Technical Codes.

116.1.3 Dangerous Demolition. The Building Official may order the cessation of the wrecking or demolition of any building or structure within the City when the same is being accomplished in a reckless or careless manner or in such a manner so as to endanger life and property. When such work has been ordered stopped by the Building Official, same shall not be resumed until said official is satisfied that adequate precautions have been or will be taken for protection for life and property. To continue such work without the expressed approval of the Building Official shall constitute a violation of this ordinance, and each day that such work continues shall constitute a separate offense.

116.2 Record. The Building Official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

116.3 Notice. If an unsafe condition is found, the Building Official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specified the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time.

116.4 Method of service. Such notice shall be deemed properly served if delivered in accordance with the standard method accepted by the jurisdiction.

116.5 Restoration. The structure or equipment determined to be unsafe by the Building Official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the applicable provisions of the Technical Codes.

SECTION 117 - THIRD PARTY PLAN REVIEW AND INSPECTION

117.1 Authorization. When approved by the Building Official, Third Party Organizations may be permitted to perform the plan review and/or field inspection provisions of this Code. When authorized to perform services, the Third Party Organization shall comply with the provisions of this section.

117.2 Plan review.

117.2.1 Permit application. Performance of plan review by a Third Party Organization shall not exempt or otherwise relieve the owner and/or other parties from the submittal for a permit with the appropriate plans as prescribed in this Code.

117.2.2 Submittal requirements. Along with the submittal of plans, documents as required by the Building Official shall also be submitted with the following information:

1. Name of the Third Party Organization and all individuals involved in the plan review.
2. Listing of the plan review results including but not limited to the construction type, occupancy group, occupant load, area calculations, story calculations, height measurements, and exiting calculations.
3. Other information as required by the Building Official.

117.3 Field inspections.

117.3.1 Application process. Whenever the owner, builder or authorized agent wishes to use a Third Party Organization for field inspection, he shall submit the appropriate forms to the building official for approval before inspections commence. The Building Official shall review the application to confirm that the chosen Third Party Organization is approved and has all required

insurance. No Third Party Organization may make plumbing inspections unless they are registered as a Qualified Plumbing Inspection Company.

117.3.2 Quality control. The Building Official shall have a right to make periodic site visits, at his discretion, to review and inspect the work under construction. Whenever possible, the Building Official may attempt to coordinate such visits with the Third Party Organization.

117.3.3 Code interpretations. The Building Official shall maintain full interpretation authority of all affected codes as well as the authority to require corrections, including, but not limited to, notices, stop work orders and/or citations.

117.3.4 Inspections. The project may proceed with construction only upon approval of the Third Party Organization after performing the inspections as required by this Code or as otherwise required by the Building Official. If, upon review, the Building Official believes that compliance with all applicable codes has not been achieved, the Building Official shall retain the right to require corrections. If corrections are required, the owner/builder and Third Party Organization may propose methods of correction that do not require uncovering of completed work. However, the building official may require uncovering of completed work after consideration of the extent of the work involved versus the level of compliance needed and then only as a last resort when the Building Official determines that the proposed methods of correction will not result in adequate compliance.

117.3.5 Reports. The Third Party Organization shall issue to the owner/builder and the Building Official a formal inspection report for each inspection completed, verifying either that the work inspected is in compliance with the Technical Codes or specifically detailing corrections necessary to bring such work into conformance with said codes and regulations.

117.3.6 Failure to comply. The Third Party Organization shall notify the Building Official if, at any time, the owner/builder fails to correct construction deficiencies as noted or if the owner/builder covers work prior to inspection or otherwise hinders the ability of the Third Party Organization to perform required inspections.

117.4 Insurance. The Third Party Organization shall obtain and maintain insurance coverage as prescribed by the Building Official.

117.5 Indemnification. The Third Party Organization, the builder and the owner shall execute an indemnification agreement, when required, in a form approved by the City Attorney.

117.6 Conflict of interest. The licensed architect, registered engineer, or other authorized person, entity or corporation who prepared or supervised preparation of the project plans and/or specifications, along with, the owner, builder, subcontractor, their agents, officers and employees shall not be associated in any way with the Third Party Organization.

117.7 Qualifications. The Third Party Organization shall submit documents, as required by the Building Official, to show adequate training, knowledge and/or certification in the fields upon which service is to be rendered. The Building Official shall review the documents along with

proof of required insurance and all required executed agreements. If in compliance, the building official shall approve the Third Party Organization.

If not approved, or if approval is revoked for just cause by the Building Official, the Third Party Organization may appeal to the Construction and Fire Prevention Board of Appeals. Just cause may include but not be limited to violation of any provision of this ordinance, loss or expiration of required insurance, violation of the conflict of interest provision or any action that may result in the questioning of qualifications.

117.8 Certificate of occupancy. A certificate of occupancy shall be issued, when necessary, by the Building Official upon completion of all requirements specified above and, upon completion of all requirements of any other affected department of the City. Such completion shall be determined upon the submittal of all inspection reports by the Third Party Organization noting that all required construction inspections have been approved and after the Building Official has performed and approved a final inspection when deemed necessary.

117.9 Violations. A Third Party person or individual who violates, or assists in the violation, of this Code or the Technical Codes shall be subject to the penalties as prescribed in Section 114.

SECTION 118 - CONTRACTOR REGISTRATION AND CITY LICENSING

118.1 General. Any firm, business, individual or organization obtaining a building permit related to the building, mechanical, plumbing or electrical provisions of the City of Fort Worth's Codes shall have on file in the Department of Planning and Development a valid Contractor Registration signed by an official of the business hereafter to be known as Registered Official.

Exception: The property owners of single family residences when performing the work on their homestead property.

118.1.1 Plumbing Contractor Registration. Applicants for a Fort Worth plumbing Contractor Registration shall hold a valid State of Texas Master Plumber License or Texas Board of Irrigator License when required by the State of Texas or the City of Fort Worth Plumbing Code.

118.1.2 Mechanical Contractor Registration. Applicants for a Fort Worth mechanical Contractor Registration shall hold a valid State of Texas air conditioning and refrigeration license with proper endorsements.

118.1.3 Electrical Contractor Registration. Applicants for a Fort Worth electrical Contractor Registration shall hold a valid State of Texas Electrical Contractor's license.

118.1.4 Sign Contractor Registration. Applicants for a Fort Worth Electrical Sign Contractor Registration shall hold a valid State of Texas Electrical Sign Contractor's license.

118.2 Application requirements. Contractors registering with the City of Fort Worth shall meet the insurance requirements listed within this section, provide a copy of any applicable State of Texas license, and complete an application containing the following information:

1. Business Name
2. Name and contact information of the Registered Official
3. Address of business
4. Type of Contractor Registration
5. Insurance information

Upon approval of the Contractor's Registration application, applicants shall pay the appropriate registration fees.

118.2.1 Fees. All individuals or businesses registering under this Code shall pay fees as prescribed in this section.

Annual Fee	\$120
Change of Master or Registered Official	\$60
Renewal Fee	\$120

Exception: State Licensed Plumbing, Electrical, or Mechanical Contractors or their qualifying individuals are exempt from paying registration fees. State licensed electricians are exempt from paying registration fees.

118.3 Expiration and renewal of Contractor Registration. The Contractor Registration, unless revoked or suspended, shall expire one year from the date of issuance. Contractor Registrations which have expired shall be charged a renewal fee. The term of the renewed Contractor Registration shall be one year from the date of reissuance.

118.4 Revocation of registration. A Contractor Registration may be suspended, repealed or revoked by the Code Official by reason of the occurrence of one or more of the following:

1. Adjudication of insanity;
2. Fraud or misrepresentation in obtaining any City of Fort Worth license, Contractor Registration, or permit;
3. Violation of a provision of the Administrative or Technical Codes of the City of Fort Worth
4. A conviction or judicial judgment related to the defrauding of a person for whom the contractor has rendered or contracted to render service;
5. Failure to obtain a permit or the attempted assignment of a permit;
6. Failure to pay fees or the voluntary or involuntary filing of bankruptcy proceedings by or against the firm, partnership, association, or corporation with a Contractor's Registration with the City;
7. The sending of six (6) notifications within a six (6) month period that the registered contractor is in violation of this Code; and,
8. When a state license related to the Contractor Registration qualification is expired or suspended for any reason.

118.4.1 Registration appeal. The Construction and Fire Prevention Board of Appeals shall hear all appeals for reinstatement of Contractor Registrations suspended or revoked under section 118.4 (2) and (3). All other Contractor Registrations suspended or revoked under section 118.4 shall not be appealable.

SECTION 119 - FEE TABLES

TABLE NO. 1-A

**NON-RESIDENTIAL REMODEL AND ACCESSORY BUILDING PERMIT FEES
INCLUDES FEES FOR NEW CONSTRUCTION WITH NO SQUARE FOOTAGE**

TOTAL VALUATION	Permit Fee^{1, 2}	
\$0 to \$2,000.00	\$86.08	
>\$2,000.00 to \$25,000.00	(a) \$86.08 (b) \$17.21	(a) for first \$2,000 (b) for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
>\$25,000.00 to \$50,000.00	(a) \$482.17 (b) \$12.43	(a) for first \$25,000 (b) for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
>\$50,000.00 to \$100,000.00	(a) \$793.11 (b) \$8.60	(a) for first \$50,000 (b) for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
>\$100,000.00 to \$500,000.00	(a) \$1223.63 (b) \$6.68	(a) for first \$100,000 (b) for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
>\$500,000.00 to \$1,000,000.00	(a) \$3902.44 (b) \$5.73	(a) for the first \$500,000.00 (b) for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
>\$1,000,000.00	(a) \$6772.65 (b) \$3.81	(a) for the first \$1,000,000.00 (b) for each additional \$1,000.00 or fraction thereof

¹ Residential projects (one- and two-family dwellings, and townhouses regulated by the IRC, and their accessory structures):
i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 35% (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

- iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- ² Commercial projects (those not included in item 1above):
- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

**TABLE 1-A-1
RESIDENTIAL REMODEL FEES**
(Based upon the number of trades required for the project)

Number of Trades	Minimum Permit Fee¹
1	\$100.00
2	\$200.00
3	\$300.00
4	\$400.00
5	\$500.00

- ¹ Residential projects (one- and two-family dwellings, and townhouses regulated by the IRC, and their accessory structures):
- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 35% (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure. Work

TABLE No. 1-B

Building Permit Fee Schedule	
1. Permit Application Fee, Applicable to All Permit Types, Excluding Signs:	\$28.00
2. Paper Filing Fee:	\$28.00
3. Technology Fee:	\$15.00
4. Simultaneous Plat and Early Plan Review Fee, per permit:	\$1,120.00
5. Expedited Plan Review:	
Application Fee:	\$200
Plan Review with Meeting, per hour, two hours minimum	\$1,000
Plan Review without Meeting, per hour, one hour minimum	\$1,000
Revisions, per hour, pro-rated, 15-minute time periods	\$1,000
6. Change of Occupancy Permit Fee:	\$80.00
7. Ordinance Inspection Fee (per inspector):	\$50.00
8. Inspection Card Replacement:	\$28.00

9. Record Change Fee per record or permit, applicable to all permit types:	\$28.00
10. Plan Review Deposit*	
Those requiring circulation:	\$246.00
Those without circulation:	\$95.00
Third party requiring circulation:	\$44.00
Third Party without circulation:	\$22.00
*Deposit is not required for additions and remodels to existing Group R-3 Occupancies and additions, remodels or new construction of their accessory structures.	
11. Annual Contractor Registration Fee- Building and Sign:	\$120.00
12. Annual Contractor Registration Fee- Parkway and Utility Contractor	\$500.00
13. Vendor Certificate of Occupancy for Temporary Vendors:	\$60.00
14. Application for Specialized Certificate of Occupancy related to Sexually Oriented Businesses:	
a. New:	\$1,000.00
b. Amended, modified, renewal or transfer	\$1,000.00
15. CFPBOA Application Fee	
1st item per address	\$200.00
Each additional item per address:	\$100.00
16. Demolition and Moving Fees cost per square foot:	
0 to 1000:	\$75.00
1001 through 2000:	\$152.00
2001 through 3000:	\$284.00
3001 through 5000:	\$426.00
5001 through 10000:	\$571.00
10001 through 20000:	\$763.00
20001 and Above:	\$1,527.00
17. Sidewalk Café , annually	\$168.00
18. Temporary or Limited Certificate of Occupancy	\$336.00
Inspection and Plan Review Fees Applicable to All Permit Types:	
1. Inspections outside of normal business hours (minimum of 4 hours):	\$100.00
2. Reinspection fee:	\$56.00
3. Inspections for which no fee is specifically indicated, per hour, half hour minimum:	\$56.00
4. Additional plan review required by changes, additions or revisions to plans, per revision, per hour, half hour minimum:	
first revision	\$56.00
second revision	\$100.00
third and fourth revision	\$200.00

fifth revision and up	\$300.00
Third Party plan revisions for Building, Mechanical, Electrical, Plumbing, Energy, per revision, per hour, half hour minimum:	\$35.00
5. Inspections outside of city limits, per hour, 4 hours minimum:	\$84.00

**TABLE 1-C-1
A, B, E, H, I, & M USE GROUPS
NEW CONSTRUCTION OR ADDITION
BUILDING PERMIT FEES**

NEW SQUARE FOOTAGE	Permit Fee ^{1, 2}	
0 to 30	\$86.08	
>30 to 400	(a) \$86.08 (b) \$1.06	(a) for first 30 square feet (b) for each additional square foot, to and including 400
>400 to 790	(a) \$482.17 (b) \$0.796	(a) for first 400 square feet (b) for each additional square foot, to and including 790
>790 to 1365	(a) \$793.11 (b) \$0.748	(a) for first 790 square feet (b) for each additional square foot, to and including 1365
>1365 to 5850	(a) \$1223.63 (b) \$0.596	(a) for first 1365 square feet (b) for each additional square foot, to and including 5850
>5850 to 18,000	(a) \$3902.44 (b) \$0.235	(a) for the first 5850 square feet (b) for each additional square foot, to and including 18,000
>18,000	(a) \$6772.65 (b) \$0.213	(a) for the first 18,000 square feet (b) for each additional square foot

¹ Residential projects (one- and two-family dwellings, and townhouses regulated by the IRC, and their accessory structures):

- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 35% (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

² Commercial projects (those not included in item 1 above):

- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

**TABLE 1-C-2
F & S USE GROUPS
NEW CONSTRUCTION OR ADDITION
BUILDING PERMIT FEES**

NEW SQUARE FOOTAGE	Permit Fee ^{1, 2}	
0 to 75	\$86.08	
>75 to 1080	(a) \$86.08 (b) \$0.393	(a) for first 75 square feet (b) for each additional square foot, to and including 1080
>1080 to 1980	(a) \$482.17 (b) \$0.344	(a) for first 1080 square feet (b) for each additional square foot, to and including 1980
>1980 to 3365	(a) \$793.11 (b) \$0.310	(a) for first 1980 square feet (b) for each additional square foot, to and including 3365
>3365 to 24,675	(a) \$1223.63 (b) \$0.125	(a) for first 3365 square feet (b) for each additional square foot, to and including 24,675
>24,675 to 50,050	(a) \$3902.44 (b) \$0.112	(a) for the first 24,675 square feet (b) for each additional square foot, to and including 50,050
>50,050	(a) \$6772.65 (b) \$0.107	(a) for the first 50,050 square feet (b) for each additional square foot

¹ Residential projects (one- and two-family dwellings, and townhouses regulated by the IRC, and their accessory structures):

- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 35% (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

² Commercial projects (those not included in item 1 above):

- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
- iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

TABLE 1-C-3

**R USE GROUPS
NEW CONSTRUCTION OR ADDITION
BUILDING PERMIT FEES**

NEW SQUARE FOOTAGE	Permit Fee ^{1,2}	
0 to 65	\$86.08 (\$51.64)*	
>65 to 700	(a) \$86.08 (\$51.64)* (b) \$0.622 (0.372)*	(a) for first 65 square feet (b) for each additional square foot, to and including 700
>700 to 1400	(a) \$482.17 (b) \$0.443	(a) for first 700 square feet (b) for each additional square foot, to and including 1400
>1400 to 2700	(a) \$793.11 (b) \$0.330	(a) for first 1400 square feet (b) for each additional square foot, to and including 2700
>2700 to 11,800	(a) \$1223.63 (b) \$0.293	(a) for first 2700 square feet (b) for each additional square foot, to and including 11,800
>11,800 to 24,500	(a) \$3902.44 (b) \$0.225	(a) for the first 11,800 square feet (b) for each additional square foot, to and including 24,500
>24,500	(a) \$6772.65 (b) \$0.165	(a) for the first 24,500 square feet (b) for each additional square foot

*New square footage for Group R-3, up to and including 500 sq. ft., shall be charged the fee in ().

- ¹ Residential projects (one- and two-family dwellings, and townhouses regulated by the IRC, and their accessory structures):
- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 35% (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

- ² Commercial projects (those not included in item 1 above):
- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

**TABLE 1-C-4
U USE GROUP**

**NEW CONSTRUCTION OR ADDITION
BUILDING PERMIT FEES**

NEW SQUARE FOOTAGE	Permit Fee^{1, 2}	
0 to 175	\$86.08 (\$51.64)*	
>175 to 2500	(a) \$86.08 (b) \$0.170	(a) for first 175 square feet (b) for each additional square foot, to and including 2500
>2500 to 5200	(a) \$482.17 (b) \$0.114	(a) for first 2500 square feet (b) for each additional square foot, to and including 5200
>5200 to 10,200	(a) \$793.11 (b) \$0.085	(a) for first 5200 square feet (b) for each additional square foot, to and including 10,200
>10,200 to 46,500	(a) \$1223.63 (b) \$0.072	(a) for first 10,200 square feet (b) for each additional square foot, to and including 46,500
>46,500 to 96,500	(a) \$3902.44 (b) \$0.057	(a) for the first 46,500 square feet (c) for each additional square foot, to and including 96,500
>96,500	(a) \$6772.65 (b) \$0.045	(a) for the first 96,500 square feet (b) for each additional square foot

*New square footage for accessory Group U uses associated with existing R-3's shall be charged the fee in ().

- ¹ Residential projects (one- and two-family dwellings, and townhouses regulated by the IRC, and their accessory structures):
- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 35% (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

- ² Commercial projects (those not included in item 1 above):
- i. When plan review and field inspections are performed by Third Party, the permit fee shall be reduced by multiplying the sum by 25% (0.25). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - ii. When plan review is performed by Third Party with field inspections performed by City Staff, the permit fee shall be reduced by multiplying the sum by 70% (0.70). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.
 - iii. When plan review is performed by City Staff with field inspections performed by Third Party, the permit fee shall be reduced by multiplying the sum by 55% (0.55). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.

**Table 1-D
Contractor Registration Fee**

First year or portion thereof	\$120.00
Yearly renewal	\$120.00
Qualified Plumbing Inspection Company Registration, annually	\$1000.00

**Table 1-E
Temporary Encroachment Fees**

Time	Fee
3 or less days	If the time does not exceed three (3) days, the fee will be \$42.80 per day up to and including the third day.
More than 3 days	If the time exceeds three (3) days, the fee per day will be one and one-half cents (\$.015) per square foot of sidewalk or alley space and three cents (\$.03) per square foot of street space used with a minimum fee of \$128.40 per permit.

**Table 1-F
Permanent Encroachments**

	Fee
Applications, Amendments, Assignments and Terminations	\$700.00
Annual Fee	\$2 per linear or square foot of encroachment, as applicable

**Table 1-G
Minimum amount retained by City for permit fee refunds**

The <i>Building Official</i> shall retain the application fee plus the largest of the following:
(a) 5% of the permit fee; or, (b) the plan review deposit; or, (c) 50 dollars (\$50.00).

**Table 1-H
Schedule of Mechanical Fees***

Forced Air Heating-Furnaces Including	
Ducts and/or Vents Attached Thereto:	
Capacity to and including 100,000 BTU input or 20 KW:	\$5.17
Over 100,000 BTU input or 20 KW and Including 400,000 BTU or 40 KW:	\$8.76
Heating Appliances Non-Ducted Air	
Gas Unit or Room Heater, including vent:	\$5.17
Gas Wall Heater, including vent:	\$5.17
Gas Floor Furnace, including vent:	\$5.17
Gas Infra-red Heating Unit:	\$5.17
Electric Heater, Wall, Space, Unit, etc..	\$5.17
Energy-Using Heat Appliance Other Than Above	
Per 1,000 BTU Input:	\$0.10
Minimum:	\$5.57
Per 1 KW:	\$0.26
Minimum:	\$5.57
Each Low or High Pressure Steam or Hot Water Boiler Rated in either BTU's Input Boiler Horsepower Output or KW	
Per 1,000 BTU's Input:	\$0.10
Minimum:	\$5.57
Per Boiler HP Output:	\$2.30
Minimum:	\$5.57
Per KW:	\$0.26
Minimum:	\$5.57
Each Absorber Unit, Electrical Reciprocating, Centrifugal, or Rotary Compressor, Condensing Unit, or Chiller Unit, Each on its Normal Capacity Rating	
Up to and including 2 tons:	\$5.17
Over 2 and including 3 tons:	\$8.76
Over 3 and including 5 tons:	\$13.94
Over 5 and including 7-1/2 tons:	\$19.12
Over 7-1/2 and including 10 tons:	\$24.70
Over 10 and including 30 tons, per ton:	\$2.22
Over 30 and including 100 tons, per ton:	\$2.04
Over 100 and including 320 tons, per ton:	\$1.75
Over 320 and including 520 tons, per ton:	\$1.33
Over 520 tons	\$1.01
Each Roof-Top or Combination Including Ducts and Drains	

	Cooling Only	Heating and Cooling
Up to and including 3 tons	\$8.76	\$17.53
Over 3 and including 5 tons:	\$13.94	\$24.70
Over 5 and including 7-1/2 tons:	\$19.12	\$32.67
Over 7-1/2 and including 10 tons:	\$24.70	\$39.05
Over 10 tons per ton:	\$3.58	\$4.37

Roof-Top Heating Only		
Unit per 1,000 BTU:		\$0.10
Minimum:		\$5.57
Through-the-Wall A/C Units		
All Sizes, Each:		\$7.17
Cooling Tower, Evaporative or Air-Cooled Condenser, Tonnage Based on Local Design Conditions		
All size units per ton refrigeration capacity:		\$0.86
Minimum:		\$5.57
Cooling-Heating Coils		
D.E. or Chill Water per ton:		\$0.86
Minimum:		\$5.57
Steam or Hot Water, per 1,000 BTU:		\$0.10
Minimum:		\$5.57
Fan and Coil Units including Drains and Ducts		
Cool and Heat, per ton:		\$1.75
Minimum:		\$5.57
Cool only, per ton:		\$0.86
Minimum:		\$5.57
Heating Unit only, per 1,000 BTU		\$0.10
Minimum:		\$5.57
Electrical Heat Strips for Units or Duct Installations		
Per KW:		\$0.26
Minimum:		\$5.57
Mixing Box - Conditioned Air:		\$1.75
Mixing Box - Forced Air:		\$3.58
Duct Addition or System not included elsewhere		
Per outlet:		\$0.86
Minimum:		\$5.57

Miscellaneous	
Commercial food preparation hood - Grease Type I:	\$13.94
Commercial food preparation hood - Heat or Moisture Type II:	\$10.36
Commercial hood exhaust fan – Grease:	\$8.76
Commercial hood exhaust fan - Heat or Moisture:	\$7.19
Commercial hood exhaust duct – Grease:	\$8.76
Commercial hood exhaust duct - Heat or Moisture:	\$7.19
Commercial kitchen make-up air unit:	\$8.76
Commercial hood automatic electronic smoke extractor:	\$27.89
Automatic fire-extinguishing equipment system:	\$27.89
Range hood exhaust duct, for R Occupancy:	\$1.75
Toilet exhaust fan and/or duct (per inlet):	\$1.75
Ventilation fan and duct system:	\$7.19
Industrial hood:	\$10.36
Mechanical ventilator:	\$7.19
Flue replacement - U.L. labeled:	\$7.19
Flue or stack for commercial and industrial appliances:	\$8.76
Humidifier:	\$3.58
Vented decorative appliance:	\$7.19
Commercial clothes dryer exhaust duct:	\$8.76
Domestic clothes dryer exhaust duct:	\$1.75
Incinerator, per 1,000 BTU:	\$0.10
Minimum:	\$5.57
Incinerator modification:	\$87.67
Condensate drain-French sump:	\$5.57
Fire or smoke damper:	\$1.75
Circulating water pump:	\$1.75
Evaporative cooler:	\$7.19
Automatic shutoff - products of combustion:	\$8.76
Solar energy system:	\$52.61
Heat recovery devices per 1,000 BTU:	\$0.10
Minimum:	\$16.92
Gas Extension – Test:	\$8.76
For each appliance or piece of equipment by this ordinance for which no other fee is listed:	\$8.76
*When inspections are performed by third party the permit fee shall be reduced by multiplying the sum by 35% (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.	

**Table 1-I
Schedule of Plumbing Fees***

First Fixture or Appliance:	\$8.76
Additional Fixtures or Appliances (each):	\$3.58
Sewer - First 120 feet:	\$8.76
Each additional 100 feet or portion thereof:	\$8.34
Gas Service:	\$8.76
Each Lawn Sprinkler System:	\$100.80
Water Service – First 120 feet:	\$8.76
Each additional 100 feet or portion thereof:	\$8.34
Water Submeter:	\$3.58
Grease Trap or Interceptor:	\$8.76
Sand Trap:	\$16.72
Each Roof Drain:	\$8.34
Temporary Gas Service:	\$8.76
Backflow Preventer:	\$8.76
Floor Drain:	\$3.58
Mobile Homes/Mobile Units: Each mobile unit/space:	\$31.88
Each sewer vent:	\$19.12
Manhole:	\$27.89
Test Well:	\$8.76
Medical gasses and vacuum system:	\$36.96
<p>* For the purpose of this table a sanitary plumbing outlet on or to which a plumbing fixture or appliance may be set or attached or any plumbing fixture or appliance to which a water connection may be made shall be construed to be a fixture. Fees for reconnection and retesting of existing plumbing systems in relocated buildings shall be based on the number of plumbing fixtures, gas systems, water heaters, etc. involved.</p> <p>When inspections are performed by third party the permit fee shall be reduced by multiplying the sum by 35% (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.</p>	

**Table 1-J
Schedule of Electrical Fees***

Temporary Power Letters, per bank of six meters	\$36.96
Light Fixtures, Outlets, Switches, and Receptacles -per item	
Up to 100, each:	\$0.46
Over 100, each:	\$0.38
Fixed Appliances	
Ceiling Fan:	\$1.27
Vent Fan:	\$1.27
Smoke Detectors:	\$1.27
Bath Heater:	\$1.27
Disposal:	\$1.27
Compactor:	\$1.27
Dishwasher:	\$1.27
Washing Machine:	\$1.27
Water Heater:	\$2.54
Dryer:	\$2.54
Range:	\$2.54
Air Conditioner - 3 to 5 ton:	\$5.17
Air Conditioner - over 5 ton to 7 1/2 ton:	\$8.34
Air Conditioner - over 7 1/2 ton:	\$16.72
Heating Unit, Gas:	\$2.54
Heating Unit, Electric, per KW:	\$0.86
Motors	
1 to 3 hp:	\$2.54
Over 3 to 5 hp:	\$5.17
Over 5 to 7 1/2 hp:	\$8.34
Over 7 1/2 hp:	\$16.72
Transformers, Generators and Welders	
0 to 10 KW:	\$5.17
Over 10 KW to 20 KW:	\$8.34
Over 20 KW:	\$16.72
Welders:	\$5.17
Services and Subpanels	
60 amps to 100 amps:	\$16.72
Over 100 amps to 150 amps:	\$24.70
Over 150 amps:	\$33.47
Miscellaneous	

Swimming pools:	\$47.81
Construction pole:	\$24.70
Sign connections:	\$7.95
New mobile home hookups** :	\$36.90
Submeters-buildings, leases, apartments, etc.:	\$17.53
<p>*When inspections are performed by third party the permit fee shall be reduced by multiplying the sum by 35% (0.35). The resulting amount will be calculated to the penny with no rounding for the tenth of a penny figure.</p>	
<p>**A Building Code Ordinance Inspection shall be required to inspect and approve power to existing mobile homes in mobile home parks where the name changes on the electric utility account except when the account is being transferred from an individual to the park's name.</p>	

**Table 1-K
Schedule of Sign Fees**

Application fee:	\$33.00
Permit Fee for New signs =	
Application Fee + Display Area Fee + Height Above Grade Fee + Electrical Amperage Fee	
Display Area Fee:	\$23.90 or \$0.22 per square foot for each display surface, whichever is greater
Height Above Grade Fee, in Feet:	
1-20:	\$23.90
21-30:	\$47.81
31-40:	\$71.75
41-50:	\$95.65
51-60:	\$119.58
Over 60:	\$167.40
Electrical Amps Fee:	
1-40:	\$33.49
41-60:	\$47.81
61-80:	\$71.75
81-100:	\$95.65
Over 100:	\$143.49
Banners and Temporary Signs =	
Application Fee + Display Area + Height Above Grade	
Display Area:	\$23.90
Height above grade at:	\$23.90
*When permits are required for allowable repairs or sign removal the non-refundable application fee shall cover the required permit fee.	

SECTION 2.

This article shall be cumulative of all provisions of ordinances of the Code of the City of Fort Worth, Texas (2015), affecting Administrative Code provisions, as amended, and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such

ordinances are in direct conflict with the provisions of this ordinance.

SECTION 3.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared void, ineffective, or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness, or 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 void, ineffective, or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4.

Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine not to exceed Two Thousand Dollars (\$2,000.00) for all violations involving fire safety, or public health and sanitation and shall be fined not more than Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day or any portion thereof during which any violation of this ordinance occurs or continues shall be deemed a separate offense and upon conviction thereof shall be punishable as herein provided.

SECTION 5.

All rights and remedies of the City of Fort Worth, Texas are expressly saved as to any and all violations of the previous Administrative or Building Code, or any other ordinances affecting construction and fire safety, which have accrued at the time of the effective date of this ordinance: and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

A copy of the Administrative Code shall be filed in the office of the City Secretary for permanent record and inspection.

SECTION 7.

The Department of Development Services of the City of Fort Worth, Texas, is hereby authorized to publish this ordinance in pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof, as provided in Chapter XXV, Section

3, of the Charter of the City of Fort Worth, Texas.

SECTION 8.

The City Secretary of the City of Fort Worth, is hereby directed to publish the caption and Sections 1, 10, 12, 13 and 14 of this ordinance for two (2) days in the official newspaper of the City of Fort Worth, Texas as authorized by Section 2, Chapter XXV of the Charter of the City of Fort Worth, Texas and by Section 52.013 (a) of the Texas Local Government Code.

SECTION 9.

This ordinance shall take effect upon the date of its passage and publication as required by law.

APPROVED AS TO FORM AND LEGALITY:

Melinda Ramos

Melinda Ramos, Sr. Assistant City Attorney

Jannette S. Goodall

Jannette S. Goodall (Mar 17, 2022 15:49 CDT)

Jannette S. Goodall, City Secretary

Adopted: March 8, 2022

Effective: March 23, 2022

