



PERMIT # _____

ISSUED: _____

Residential Permit Application

Project Address: _____			
Lot: _____	Block: _____	Subdivision: _____	Zoning: _____

General Contractor:	Contact Person: _____
Phone: _____	Email: _____
Mechanical:	Contact Person: _____
Phone: _____	Email: _____
Electrical:	Contact Person: _____
Phone: _____	Email: _____
Plumbing:	Contact: _____
Phone: _____	Email: _____
Architect/Engineer:	Contact Person: _____
Phone: _____	Email: _____

Owner Information	
Name: _____	Phone: _____
Address: _____	Email: _____

Single Family Home Construction

Square Feet of Home: _____

Living: _____ Garage: _____ Cover patio: _____ Total Sq. Ft.: _____

Estimated Value: _____ # of Stories: _____

INSPECTIONS

Temporary Electrical Pole	\$40
Temporary Electrical Final	\$40
Plumbing Rough-In	\$40
Sewer Drain	\$40
Gas Rough	\$40
Gas Test	\$40
Foundation	\$40
FEMP	\$40
Insulation	\$40
Final Building Inspection	\$40
Fence	\$30
Irrigation (Rough)	\$30
Irrigation (Final)	\$30
Flat Work	\$30
TOTAL:	\$ _____

Permit Fees:

Inspections: \$ _____

Sq. Ft. x .11: \$ _____

Total Permit Fee: \$ _____

Exterior Building Material Requirements (Ord. 6051-12 Section 530.3)

Attached to this permit application, a detailed plan of exterior building material to be used is required. Attached are the requirements for exterior building materials required for the all residential building. Also, please be sure to sign that you have read and understand the requirements of the Zoning Ordinance.

Landscaping Requirements (Ord. 7055-08 Section G. Landscaping)

The owner of a lot or building shall place and maintain landscaping in compliance with this section. The minimum required amount of landscaping shall be determined per the ordinance (Please see ordinance for complete listing of requirements) – See attached requirements

APPLICANT AGREEMENT AND SIGNATURE

THE GRANTING OF A RESIDENTIAL PERMIT DOES NOT CONSTITUTE A DETERMINATION THAT THE PROPOSED CONSTRUCTION WILL OR WILL NOT VIOLATE ANY DEED RESTRICTION COVENANT APPLICABLE TO THE PROPERTY UPON WHICH THE CONSTRUCTION TAKES PLACE NOR DOES IT AUTHORIZE ANY SUCH VIOLATIONS.

I hereby acknowledge that I have read this application and state the above is correct and agree to comply with the City of Nolanville Ordinances and State Laws regulating zoning and building construction. I also certify I am the property owner or am authorized to act as the property owner’s agent in obtaining this permit.

No work is to be started before the permit application has been approved, paid for in full and issued. Office personal will contact you when the permit application has been approved. False for incorrect information will be grounds for permit to be revoked or denied.

If work is commenced prior to a permit being issued, the permit fees will be doubled.

NOTICE: ANY REINSPECTION FEES MUST BE PAID AND A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE ANY BUILDING IS OCCUPIED.

****Please make sure the following are attached****

- Building Plans
- Signed Exterior Building Material requirements
- Signed Landscaping requirements
- Landscaping plan with details as to what items you will provide.
- List of exterior building material to be used on the project.

Permit must be complete before it will be accepted. Permits are issued 24 – 48 hours after they have been received by the Building Official.

Signature of Builder/ Authorized Agent

Date

Building Official Date

Approved: YES NO

EXTERIOR BUILDING MATERIAL REQUIREMENTS

Builders:

Please make sure you have read and understand the below section of the Nolanville Zoning Ordinance in reference to the Exterior Building Material for residential areas.

SECTION 530.3: Exterior Wall Construction For Residential Buildings: Exceptions

Exterior wall construction for residential dwelling units in all districts, except “A-1” general agricultural district, “R-DT” downtown single family district and “R-MH” manufactured home district, shall conform to the following restrictions and requirements:

- (a) The front of the building and any side of the building facing the street on each story or floor of every single-family, two-family, or multifamily residential dwelling unit shall consist of a minimum of eighty percent (80%) masonry construction or a combination of masonry and 3-step hard-coat stucco, exclusive of the following:
 - (1) Windows, doors, dormers and gables over the entrance of an extended garage.
 - (2) Any rear wall area cantilevered twelve (12) or more inches from the wood frame wall.
 - (3) Any side wall area cantilevered twelve (12) or more inches from the wood frame wall; provided, however, that such cantilevered side wall area shall not exceed thirty-five percent (35%) of the total exterior wall area of the side wall from which it is cantilevered.
 - (4) Any rear multistory straight wall with an exterior surface construction that is in excess of seventy percent (70%) glass or windows.
 - (5) Any wall area above a first floor roof where the exterior masonry veneer cannot directly bear upon the foundation (for example, wall area above a shed roof or an attached garage).

The remaining front of the building shall consist of masonry, cementitious fiber board siding, 3-step hard-coat stucco, or metal construction in accordance with the City’s building and fire codes.

- (b) All remaining sides or portions of the building, including the rear, shall consist of seventy-five percent (75%) masonry construction or a combination of masonry and 3-step hard-coat stucco, exclusive of doors, windows, glass and entryway treatments, and atriums of glass and metal construction.

The remaining portion of the sides of the building shall consist of masonry, cementitious fiber board siding, 3-step hard-coat stucco, or metal construction in accordance with the City’s building and fire codes.
- (c) The exterior area or sides of chimney flues on exterior walls that are visible from the street shall be enclosed in masonry veneer construction, cementitious fiber board siding or a combination of masonry and 3-step hard-coat stucco, except that chimney flues not visible from the street may be enclosed by materials approved by the building code for exterior exposure and in compliance with the flue manufacturer’s recommendation.

SECTION 530.4: Exterior Wall Construction in “R-DT” District

Exterior wall construction in “R-DT” Downtown Single Family District except for accessory buildings related to a downtown single family structure shall consist of the following:

- a) The front of the building and any side of the building facing the street on each story or floor shall consist of a minimum of seventy-five (75%) masonry construction or a combination of masonry and 3-step hard-coat stucco, exclusive of doors, windows, glass and entryway treatments, and atriums of glass and metal construction. The remaining front of the building shall consist of masonry, cementitious fiber board siding, 3-step hard-coat stucco, or metal construction in accordance with the City’s building and fire codes; and
- b) All remaining sides or portions of the building shall consist of fifty percent (50%) masonry construction or a combination of masonry and 3-step hard-coat stucco, exclusive of doors, windows, glass and entryway treatments, and atriums of glass and metal construction. The remaining portions of the sides of the building shall consist of masonry, cementitious fiber, board siding, 3-step hard-coat stucco, or metal construction in accordance with the City’s building and fire codes; and
- c) The rear of the building shall consist of masonry, cementitious fiber board siding, 3-step hard-coat stucco, or metal construction in accordance with the City’s building and fire codes.

****PERMITS WILL NOT BE ISSUED WITHOUT THIS ACKNOWLEDGEMENT ON FILE****

DEFINITIONS

Stucco, conventional 3-step hard-coat (3-step hard-coat stucco): A material made of portland cement, sand, and water; three coats for 7/8” thickness applied by hand or machine to a solid base such as masonry, concrete walls, or metal lath attached to frame construction, solid masonry, or concrete construction; a vapor-permeable, water-resistant building paper separates the plaster and lath from water-sensitive sheathing or framing; coloration shall be integral to the masonry material and shall not be painted on.

Masonry Materials: shall mean and include that form of construction defined below and composed of clay brick, stone, decorative concrete block, rock or other materials of equal characteristics laid up unit by unit set in mortar.

- a. Brick- Includes kiln fired clay or shale brick manufactured to ASTM C216 or C652, Grade SW, can include concrete brick if the coloration is integral, shall not be painted, and it is manufactured to ASTM C1634; minimum thickness of two and one quarter inches when applied as a veneer, and shall not include underfired clay or shale brick.
- b. Stone- Includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all weather stone that is customarily used in exterior building construction; may also include cast or manufactured stone product, provided that such product yields a highly textured stone-like appearance, its coloration is integral to the masonry material and shall not be painted on, and its demonstrated to be highly durable and maintenance free; natural or manmade stone shall have a minimum thickness of two and five eighths inches when applied as a veneer.
- c. Decorative Concrete Block - Includes highly textured finish, such as split faced, indented, hammered, fluted, ribbed or similar architectural finish; coloration shall be integral to the masonry material and shall not be painted on; minimum thickness of three and five eighths inches when applied as a veneer; shall include light weight and featherweight concrete block or cinder block units.
- d. The following materials shall not qualify nor be defined as “masonry construction” in meeting the minimum requirements for exterior construction of buildings, unless specifically approved by variance:
 - 1. Stucco, exterior plaster, adobe or mortar wash surface material;
 - 2. Exterior insulation and finish systems (EIFS), acrylic matrix, synthetic plaster, or other similar synthetic material; or
 - 3. Cementitious fiber board siding (such as “Hardy Plank” or “Hardy Board”)

Section 910.4: Violations and Penalties, Fines

A violation of this Ordinance shall be deemed a misdemeanor and shall be punishable by fine. Any person, firm, or corporation who violates or refuses to comply with any of the provisions of this Ordinance shall be fined in accordance with current fee for each offence. Each day that violation permitted to exist shall constitute a separate offence.

Signature

Date

Project Address

City Official

Date

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LANDSCAPING REQUIREMENTS

Builders:

Please make sure you have read and understand the below section of the Nolanville Subdivision Ordinance in reference to the Landscaping Requirements for residential areas:

Ordinance 7055-08

G. LANDSCAPING

1. The owner of a lot or building shall place and maintain landscaping in compliance with this section. The minimum required amount of landscaping shall be determined as follows:

a. *Number of trees*

The number of trees shall be calculated by dividing the lot frontage (i.e., the length in feet of lot lines abutting public right-of-way) by 25. The resulting quotient shall be the total number of trees required. The length of the lot lines for irregular lots shall be the average width or length of the lot. A reduction in trees would apply to lots with more than one lot line abutting public right-of-way: two lot lines would be divided by 30; three lot lines would be divided by 34; four lot lines would be divided by 40. It is discouraged to plant such trees as cottonwood, willows, and shallow root trees because of their destructive nature.

- A minimum of one-half of the total number of trees required shall be canopy trees, and the remainder may either be canopy or non-canopy. CANOPY TREES shall mean those species whose mature crown height is 20 feet or more. NON-CANOPY TREES shall mean those species whose mature crown height is less than 20 feet.
- Trees planted adjacent to residential property to act as a buffer shall count as 1.25 trees each. No more than 50% of the total number of trees required may be planted adjacent to residential property.

b. *Number of shrubs:*

The number of shrubs shall be calculated by dividing the lot frontage by five. The resulting quotient shall be the number of shrubs required.

- Each two square feet of planting beds used and maintained for the purpose of rotating live decorative planting materials shall count as one shrub.
- Each canopy tree maintained in excess of the total number of trees required by this section shall reduce the number of shrubs required by ten. Each non-canopy tree maintained in excess of the total number of trees required by this section shall reduce the number of shrubs required by six.

c. *Other groundcover:*

Complete coverage by grass, live groundcover, or non-vegetative groundcover approved by the city is required in those areas not covered by trees, shrubs, pavement or other improvements.

- When applied to an expansion of an existing use the requirements of this section shall be calculated for the expansion only.
- Where development occurs in phases or parts of lots or tracts, lot frontages may be considered to be the width of the impervious surfaces plus required setbacks.
- Existing landscaping that otherwise complies with this section may be used to satisfy the minimum requirements of this division.
- Landscaping placed in the public right-of-way may count towards the minimum requirements of this division only with the approval of city, and in the case of right-of-way controlled by the state, the approval of the Texas Department of Transportation.

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Landscaping Requirements

2. Approved landscaping and materials

- a. Trees: Trees shall be six feet or more in height and measure a minimum of two inches in caliper (diameter) when measured 12 inches from the base of the trunk or top of the ball.
- b. Shrubs and planting bed: Shrubs shall not be less than tree gallons in size
- c. Grass and live groundcover: where live plant materials are used, 100% groundcover is required whether by solid sod overlay, pre-planting and successful takeover of grasses, or planting of live ground cover.
- d. Approved non-vegetative groundcovers include washed gravel, bark, mulches, lava rock, sand, rock, or other decorative covers generally used in landscaping. Where approved non-vegetative groundcovers are used they shall form a uniform appearance free from weeds and grasses.
- e. Artificial plant materials may not be used to meet the requirements of this section
- f. Among the permitted landscaping materials, the use of native vegetative species that conserve water and require less maintenance requirements is suggested.

3. Placement and Maintenance

- a. Landscaping shall be on private property except as others provided in this section, and not less than 50% of the required tree and shrub *landscaping* must front on the public roadways.
 - If there is insufficient land available for landscaping upon a re-development, expansion or change in existing use (such as when all land area is paved), then the landscaping required by this section may be planted in the right of way upon approval of the Building Official and/or the Texas Department of Transportation. If such approval cannot be obtained, then the requirement of this section may be reduced or waived accordingly by the Director of Planning and Development.
 - Landscaping placed in the public right-of-way shall not create a safety hazard, and maintenance thereof is the responsibility of the developer and adjacent property owner.
- b. All landscaping shall comply with the sight distance requirements as defined.
- c. All required landscaping other than non-vegetative groundcover shall be irrigated by either an underground sprinkler system, or hose attachment within 150 feet of all landscaping.
- d. All required vegetative landscaping shall be maintained in good health. Dead, damaged or diseased landscaping must be promptly replaced, and in any event within the time required by the Building Official. Replacement landscaping must be of substantially the same type.
- e. It shall be an offense for a person to park a vehicle on a landscaped area. It shall be an affirmative defense to prosecution under this division that at the time of the alleged offense the vehicle was parked or left standing due to mechanical defect which made it unsafe to move, provided that the person having ownership or control of the vehicle obtained consent from the property owner to park the vehicle in that location, and as soon as reasonable possible completed emergency repairs or summoned tow removal equipment, as appropriate.

Signature

Date

Project Address

City Official

Date

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