



THE CITY OF PANORAMA VILLAGE
99 HIWON DRIVE
PANORAMA VILLAGE, TX. 77304
PH: 936-856-2821 FAX: 936-856-2547

TRADE PERMIT

Please complete the permit and include a detailed description of the work that will be done. For electrical, plumbing, and heating and air conditioning you must provide the contractor information. The permit must have a copy of Plumbing and Electrical Licenses and Insurance attached to each permit submitted. This information is not on file with the city. If not submitted permit will not be reviewed and approved.

PLAN PRESENTATION. Plans along with a Permit Application are to be submitted to the Commission for approval. The Commission shall review the proposed package and give its written approval/disapproval within thirty (30) days after the date of submission.

All plans and construction must comply with the following building codes:

2014 National Electric Code® as published by the National Fire Protection Association

2015 International Residential Code ® (for 1 & 2 Family Dwellings only)

2015 International Building Code ® (for all other residential and commercial construction)

2015 International Fire Code ®

2015 International Mechanical Code ®

2015 International Plumbing Code ® and Appendixes C, D, and E

2015 International Fuel Gas Code ®

2015 International Energy Conservation Code ®

2015 International Swimming Pool & Spa Code ®

2015 International Property Maintenance Code ®

2015 International Existing Building Code ®

2015 International Performance Code ® and Appendixes A, B, C, D, and E

PLUMBING, ELECTRICAL, HEATING AND AIR CONDITIONING: A permit fee for all new, revised, updated or modified plumbing, electrical, heating and air conditioning in the City will be **One Hundred Fifty Dollars (\$150.00)**.

PLUMBING, ELECTRICAL, HEATING AND AIR CONDITIONING: All Plumbing, Electrical, Heating and Air Conditioning must be inspected upon completion of installation. The first inspection shall be covered by the Building Permit. Re-Inspections shall be charged as followed: **Certified Inspections will range between One Hundred Dollars (\$100.00) and Two Hundred Dollars (\$200.00) depending on the types of re-inspection.**



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ELECTRICAL WORK:

All electrical work performed within the City shall be installed with materials approved by and in accordance with the provisions of the 2012 editions of the National Electrical Code and International Residential Code with the following exceptions and/or additions:

Arc-Fault Circuit Interrupters (AFC) must be installed per the National Electrical Code.

A Ground Fault Interrupter (GFI) as required by the National Electrical Code must protect all exterior electrical receptacles and electrical receptacles in kitchens, bathrooms, utility (laundry) rooms, and garages.

Every major appliance shall be on a separate circuit, and wire size and branch circuit protection shall be in accordance with the applicable section of the National Electrical Code.

No aluminum conductors shall be used on any electrical system of any kind.

No service disconnecting means, circuit breaker, or fuse panel shall be installed within a storage or clothes closet within a building unless the working clearance about such equipment shall be as required by the applicable table of the National Electrical Code.

All electrical wiring must be inspected prior to the insulation installation.

Electric Service Request:

- i. Temporary Electric Service. The Contractor must erect a temporary pole and appropriate meter box, circuit breaker panel and receptacles on the lot where the structure is being erected if the Contractor wants the local electric utility company to provide electric service during construction. After the temporary electric facilities have been erected and inspected by the City, the City will advise the local electric utility company that the temporary electric facility for the proposed construction site is ready for service. It is the responsibility of the Contractor to make application for service with the local electrical utility. Temporary electric service will be permitted at the construction site only during the initial 6-month construction period allowed by the original permit. Extensions can be granted with Commission approval
- ii. Permanent Electric Service. Upon completion of the structure and after all appliances are in place, the Contractor must contact the City and request permanent electric service. The City will inspect the structure and advise the local electric utility that the location is ready for permanent electric service. It is the responsibility of the owner/contractor to arrange the electric service installation with the local electric utility.

All circuits must be identified in the main electrical panel.



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PLUMBING, HEATING AND AIR CONDITIONING WORK:

- a. Plumbing Permit. A plumbing permit must be obtained for all new, revised, updated or modified plumbing, heating and air conditioning in the City of Panorama Village in accordance with State of Texas requirements. The permit will be issued either to the home owner or a licensed plumber. Upon project completion, the City will have a licensed plumbing inspector inspect the project.
 - i. Repair of leaks or malfunctioning parts will not require a permit.
 - ii. To obtain a permit, the plumber or homeowner must present a project description in writing and/or drawing to the City for review and approval.
 - iii. A permit fee will be required as set out in the Fee and Permit Schedule in attached Appendix "A."
- b. Plumbing, Heating and Air Conditioning Work. All plumbing, heating and air-conditioning work performed within the City shall be installed with materials approved by and in accordance with the latest edition of the International Residential Code, with the following exceptions and/or additions:
 - i. No gas-fired water heater shall be installed in any closet, alcove, or attic space unless the clearances from combustible materials as recommended by the manufacturer are maintained; and in no case shall the clearance above the bonnet of such water heater be less than eighteen (18) inches.
 - ii. All gas-fired water heaters installed in garages and areas where flammable liquids are stored must be installed so the water heater is a minimum of eighteen (18) inches above the floor or as directed by manufacturer's installation instructions.
 - iii. All services for natural gas, on the customer side of the gas meter shall be installed using black steel pipe or polyethylene pipe with a minimum SDR of 11.5. Plastic pipe will not be permitted above ground or inside a building.
 - v. All gas piping must be tested to a minimum of 10 psi. A pressure gauge with a dial of no less than 4 inches in diameter and a range of no greater than 0 to 20 psi will be used to measure the test pressure.
 - vi. All interior water piping will be steel, copper, or approved plastic CPVC piping.



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PROJECT LOCATION

Date:

Address:

PLUMBING **ELECTRICAL** **HEATING AND AIR CONDITIONING** **OTHER**

DESCRIPTION OF WORK:

OWNER INFORMATION

Name: _____ Phone: _____ Fax: _____

Address:

Email:

Course Lot Non Golf Course Lot

Is this home filled as homestead? Yes No

CONTRACTOR INFORMATION

You must provide plumbers and electricians contact information to your permit. The permit must have a copy of Plumbing and Electrical Licenses and Insurance attached to each permit submitted. This information is not on file with the city. If not submitted permit will not be reviewed and approved.

Company Name: _____ Phone: _____ Fax: _____

Address:

Contractor Name: _____ Phone: _____ Fax: _____

Contractor Email:

Plumbing Contact: _____ Phone: _____ Fax: _____

Plumbing Email:

Electrical Contact: _____ Phone: _____ Fax: _____

Electrical Email:

The undersigned Owner/ Agent/ Contractor/, has read all of the information contained in this application, agrees to conform to all applicable Federal, State, and local laws, and certifies the information provided herein is true and correct.

Signature of Applicant

Printed Name

OFFICE USE ONLY

Notes:			
Permit Fees:	Plumbing \$150.00	Electrical: \$150.00	Heating\AC: \$150.00
Total Permit Fee:	Amount Paid:		Date:
Permit Complete <input type="checkbox"/> Yes <input type="checkbox"/> No	Re-Inspection Fee: \$75.00 <input type="checkbox"/> Yes <input type="checkbox"/> No		

This permit was approved and you may begin construction. You must follow the 2015 International Building code. Please call for inspection once work is completed.

Planning and Zoning Member Approval

Date: