

RESIDENTIAL PERMITTING WORKSHOP

PLANNING AND DEVELOPMENT SERVICES

AUGUST 29, 2019

6:00 P.M.— 8:00 P.M.



WHAT IS A BUILDING PERMIT?

- Building Permits are mainly about safety.
- They are required for most construction or remodeling projects, in order to ensure the safety of the work and its compliance with building, construction, and zoning codes.
- A building permit is your legal permission to start construction; without a building permit your project may not comply with the building codes adopted, reduce the value of your investment or yet, be unsafe.

DO I NEED A PERMIT?

- Your home is an investment. If you are considering any type of construction project that includes new, repair/alterations, remodel, additions, or renovations to your home or business, please visit the [website](#) for the Planning and Development Services Department or call us at **817-459-6502** or visit us at 2nd floor, City Hall, 101 W. Abram Street.
- Your construction project must comply with the locally adopted building codes for several reasons:
 - For your personal safety, and that of your family, and the guests invited into your home;
 - To ensure the economic well-being of the community by reducing potential spread of fire and disease;
 - For the conservation of energy;
 - To protect future home purchasers who deserve assurance that the home they buy will be safe.

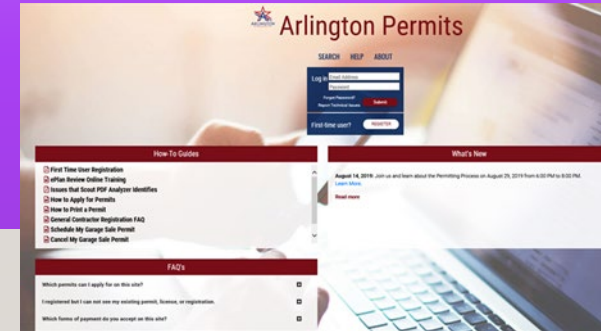


HOW DO I APPLY FOR A PERMIT?

In Person at City Hall's
One Start Development Center at
101 W.Abram Street, 2nd floor,
Meet with one of our Planners, Engineers,
and
Plans Examiners to discuss your project

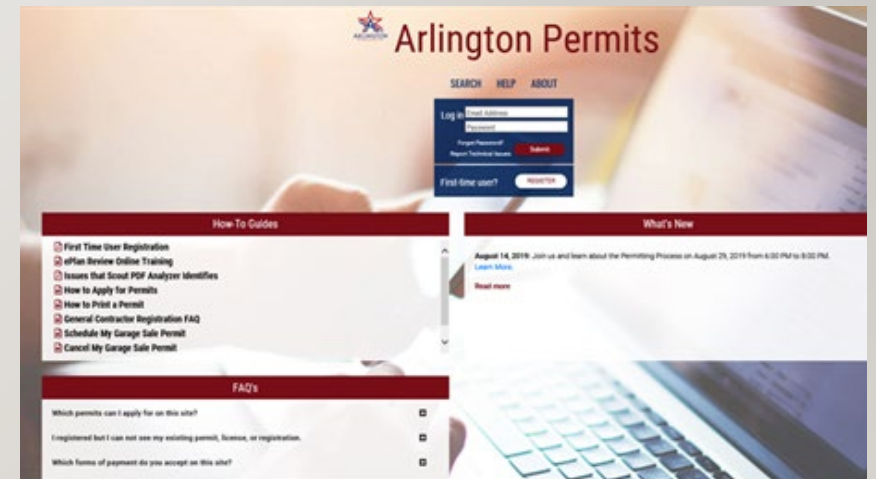


Arlingtonpermits.com (AP.com)
website



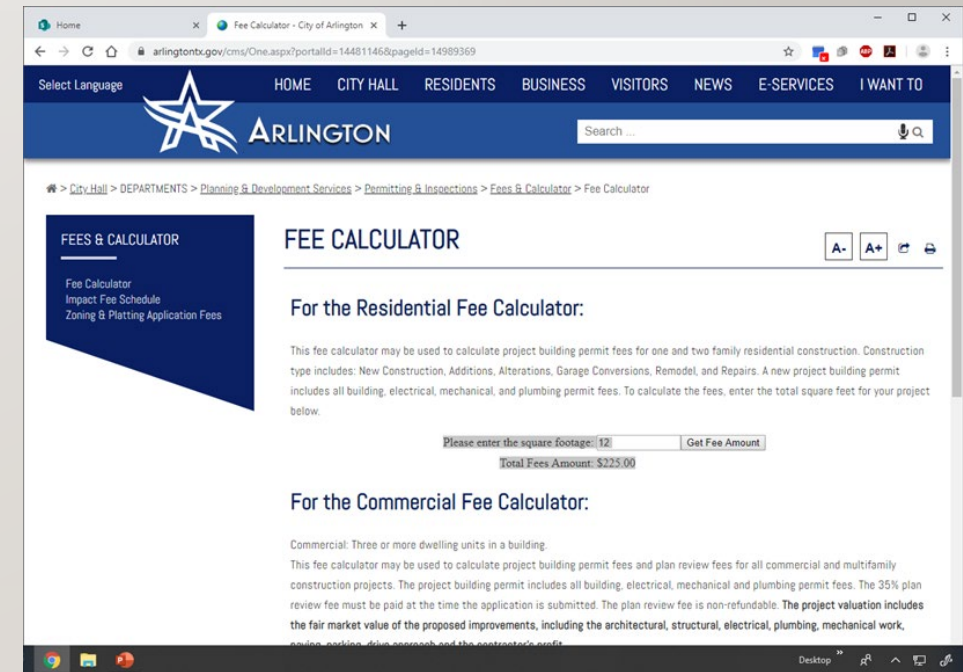
WHICH PERMITS CAN I APPLY ON AP.COM?

- Fence
- Irrigation
- Patio covers
- Reroof
- Doors/Windows
- Solar Panels
- Garage Sales (Code Compliance and Information Packet)
- Home Based Business
- All home-based businesses must be registered with the City of Arlington (Information Packet)



HOW MUCH WILL IT COST?

- Residential Fee Calculator:
- This fee calculator may be used to calculate project building permit fees for one- and two-family residential construction.
- To calculate the fees, enter the total square feet for your project below;
- Please enter the square footage: _____[Get Fee Amount]
- Total Fees Amount: _____
- Flat Fees (Information Packet)



<https://www.arlingtontx.gov/cms/One.aspx?portalId=14481146&pageId=14989369>

ONE START CHECK-IN DESK



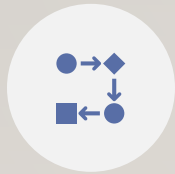
Check In
Customers



Provide
Applications



Assist with
Registration



Starts the
Process



Telephone
Calls



Kiosk
Assistance

PLANNER OF THE DAY

Fences

Accessory Building

Garage Conversions

Carpports

Patio Covers

Zoning of a property

Platting of a property

Building setbacks

Exterior Building Materials

Lot coverage

ENGINEER OF THE DAY

Drive approaches and driveways

Flood Zone

Easement and Easement Use Agreements

Other Questions Asked

Water Bills

Backflow Prevention

Water Wells

Lot Grading and Drainage

Water Utilities and Public Works

PLANS EXAMINER OF THE DAY

How long will it take to get my plans approved?

Submittal Requirement Checklist and Plans

Scope of Work

5 Business Days to review your plans

New Construction, Remodel, and/or Repair

Permanent Accessory Building

Fence Permit-Pool Barrier

Swimming Pools

Retaining Walls

OVER THE COUNTER PERMITS



COMPLIANCE WITH
BUILDING CODES



DOORS/WINDOWS



REROOF



IRRIGATION



FOUNDATION
REPAIR



REGISTERED
CONTRACTORS



CUSTOMER SERVICE REPRESENTATIVE

ADMINISTRATIVE

COMPLETE THE
PROCESS

PERMIT
SUBMITTAL

PAYMENTS

ISSUING OF
PERMITS

TELEPHONE
CALLS

HOW TO
SCHEDULE
INSPECTIONS

WHO NEEDS TO BE ON SITE?

Homeowner needs to be present if the inspector needs access inside the house. If access to backyard is needed, homeowner does not need to be present if prior approval is given.

At times, the plumbing contractor or electrical contractor may need to meet the inspector to explain the scope of work.

A roofing affidavit may be used on reroof projects for the attic inspection. If using affidavit, homeowner does not need to be present for reroof inspection.

The permit and approved plans need to be available for the inspector.

If requested by the permit holder, the inspector will call with an anticipated 2-hour window the morning of the inspection.



HAVING A GARAGE SALE?

Permit

- All Garage Sales require a permit, No fee is required to obtain a permit.
- You may choose to advertise your garage sale, for free, on the City's interactive Garage Sale map.
- You will receive your permit by email, please retain the email until your garage sale is complete.

Timeframe

- Up to three (3) garage sales per residence, within a 12-month period, Up to three (3) consecutive days per garage sale, Garage sales may be conducted from 7 a.m. to 7 p.m.

Signs

- One sign and must be removed after garage sale.

ANIMAL CHAPTER

Fowl (Chickens) allowed in City if no more than

- 4 Hens on less than ½ Acres
- 10 Hens on ½ to 1 Acre
- 25 Hens on 1 Acre or more
- Cannot be “At Large”
- NO ROOSTERS

Cattle, Horses, Sheep, Goats or Llamas

- 100 Feet from another's primary habitation

Pigs (Hogs)

- 500 Feet from another's primary habitation
- Potbelly pigs (can have up to two) W/O restriction. Three or more that live outside must follow the 500 foot rule

Exemptions

- Animals or Corals were in place before another's habitation was erected
- Animals or Corals were in place before City annexed the property

CAN I BYPASS THE BUILDING PERMIT?

- It is unfortunately common for homeowners to complete home improvement projects without applying for a permit, paying the application fee, or having the work inspected and approved. And while it is possible that such projects can be completed with good quality and to never cause problems, it is not good practice to try and bypass the official permit process. Some possible hazards include:
 - When you try to sell your house, the buyers' inspection may uncover remodeling or additions that were done without proper permits and which may not be completely up to code. This can prevent you from selling the house and may require that you undo the previous work and start again—this time with a permit.



WHY IS THE PERMIT PROCESS SO COMPLEX?

- The process of issuing a building permit may seem complex, which it is.
- It involves many City staff (Planner, Engineer, Plans Examiner, Health and Fire and may include outside agencies).
- They City is required by law to enforce numerous Federal, State, and local construction and development regulations to ensure that the project is safe and an asset to the community.

STAFF PRESENTERS

- Gincy Thoppil, Director
- Maria Carbajal, Development Coordinator
- Steve Quirk, Development Services Supervisor
- Amy Lopez, Planning Technician
- Brian Cholewinski, Civil Engineer
- Brooke Golwitzer, Plans Examiner
- Dawn Tucker, Plans Examiner (Over-the-Counter Permits)
- Jeremy Booker, Assistant Building Official (Inspection Day)
- Gabriel Sanchez, Code Compliance Officer (Garage Sales)
- Ray Rentschier, Animal Services (Horses...)

QUESTIONS ??