

RESIDENTIAL CONSTRUCTION

THESE ARE THE CONSIDERATIONS, REQUIREMENTS, AND FEES ASSOCIATED WITH NEW RESIDENTIAL CONSTRUCTION:

STEP 1

Acquire application for building permits and application for Historic Review if located within Historic District, or designated as a Historic Landmark.

STEP 2

Submit completed application along with 2 sets of plans, which must include site plan and working drawings, as well as a completed energy code compliance form.

Site plans must contain anything done on the site, i.e. street curbing, driveway, walks, all structures, fences, etc., and indicate required building set-backs. On uncurbed lots, street curbing will be required.

Working drawings need dimensions, window and door sizes, plumbing fixtures, HVAC equipment locations, electrical outlets, switches, lights, fans, and panel locations.

STEP 3

Associated fees are as follows:

Building Permit cost - \$.15 per square foot for everything under roof
\$.07 per square foot for accessory buildings
\$ 25.00 minimum charge

Impact Fees (based on 3/4" water meter)
\$ 1840.00 for water
\$ 2160.00 for sewer

Electric Fees (initial) - \$300.00 transformer fee up to 200 amps
\$600.00 transformer fee up to 320 amps

Temporary meter loop -\$75.00 fee

Tap Fees-if water and sewer taps must be installed the following are in addition to the impact fees.

3/4" water tap-~~\$400.00~~ 1500.00
4" sewer tap-~~\$400.00~~ 1025.00

STEP 4

Obtain necessary permits and commence construction.

Homeowners may obtain electrical and plumbing permits only if the home is owned and has been occupied by the homeowner as their homestead for a minimum of 1 year.

Take note of required inspections.

PERMITS REQUIRED

1. Building
2. Electrical
3. Plumbing
4. Gas (may require separate permits for piping and venting)
5. Mechanical

REQUIRED INSPECTIONS

1. Construction
 - Foundation*- Forms set and steel in place prior to placement of concrete.
 - Pier and beam foundations*-after floor framing is in place.
 - Framing*- All rough framing completed, prior to application of interior wall covering and exterior wall and roof covering.
 - Final*- Project is complete-Certificate of Occupancy will be issued.
2. Electrical
 - Rough In*-All circuits visible-before insulation or interior wall covering.

 - Final*- Project is complete and released for permanent service
3. Plumbing
 - Sewer*
 - Rough-In*
 - Vents* - Re vents, top out before inside walls are covered
 - Yard line*-building to curb
 - Final*-after fixtures are installed

 - Water*
 - Rough-In*-no joints under solid slab
 - Pressure test*-after manifold is made in wall
 - Yard line*-building to meter
 - Final*-after fixtures are installed
4. Gas
 - Mercury Gauge test*-piping is complete
 - Yard line*-point of delivery to point of discharge
 - *NOTE: Be sure to have line sized prior to starting work
5. Mechanical
 - Rough In*
 - Metal duct joints* before insulation
 - Insulation*
 - Final*

Additional inspections may be required at the discretion of the Building Official or Building Inspector. To insure same day inspections, please call before 12:00 noon.

City of Fredericksburg

Building Code Requirements

- * Application for a building permit requires a dimensional floor plan, site plan drawing (showing the location of the proposed building and all other existing structures and improvements on the lot), and a completed energy code compliance work sheet if applicable.
- * After a permit has been issued, the following inspections (excluding electrical, plumbing, and mechanical are required)
 - Foundation-set backs, form work, reinforcing steel (prior to placement of concrete)
 - Framing-all framing completed prior to placement of insulation and interior wall covering
 - Final-after completion of all work

NOTE: FAILURE TO SECURE THE MANDATORY INSPECTIONS PRIOR TO COVER-UP OF WORK MAY RESULT IN ISSUANCE OF A **STOP WORK ORDER AND REVOCATION OF THE PERMIT.**

- * All buildings must conform to the set-back requirements (copy attached)
- * Foundations must conform to minimum requirements (copy attached)
- * Floor joist, ceiling joist, rafter spans to be in accordance with span tables (copy attached)
- * Attached garages in residence require 2" gypsum board or equivalent applied to the garage walls and ceiling.
- * Smoke detectors (120VAC) are required in sleeping areas and outside each sleeping area in the immediate vicinity of the bedroom.
- * Load bearing headers over 12 feet and floor girders must be approved by the Building Inspector prior to construction.
- * Sleeping room windows must provide emergency egress capability with a minimum net clear drawing of 20" wide by 24" high, but require a total net open area of 5 square feet at grade levels. Above grade windows must provide 5.7 square feet of opening.