

TOWN OF
TROPHY CLUB

TOWN OF TROPHY CLUB
RESIDENTIAL BUILDING PERMITS

1 TROPHY WOOD DRIVE
TROPHY CLUB, TEXAS 76262
OFFICE (682) 237-2900; FAX (682) 237-2996

www.trophyclub.org
www.trophyclubinspections.com



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Legal Description

Project Address _____ Lot _____ Block _____
 Subdivision _____ Zoning District _____

Type of Work

New Single Family
 Total s.f. under roof _____
 (fire sprinkler is required if over 6000 s.f.)
 Estimated Value \$ _____
 Masonry % _____
 (80% Minimum)
 Roofing Material _____

Accessory Structure
 Addition
 Alteration/Remodel
 Description of proposed work: _____
 Total square feet _____
 Estimated Value \$ _____

Set Backs (actual distances from property lines)

Lot size _____ s.f. Front _____ Rear _____ L. Side _____ R. Side _____
 Is area within the floodplain? No Yes If yes, Floodplain Development Permit Application must be submitted

General Contractor Information

Company Name _____
 Address _____
 City, State, Zip _____
 Phone Number _____
 Supervisor _____
 Phone Number _____
 Email Address _____

Subcontractor Information (use company names)

Electrician _____
 Phone _____
 Plumber _____
 Phone _____
 Mechanical _____
 Phone _____
 Foundation _____
 Phone _____

FENCE/RETAINING WALL (select all that apply)

Fence Wood Wrought Iron Brick Other
 Ret. Wall Masonry Pavestone Stone

Height of fence _____ Retaining Wall _____ (if 4' and over, submit engineers letter)

**Exact measurements & placement of all fences/retaining walls must be shown on site plan
 All fences & retaining walls must comply with Comprehensive Zoning Ordinance Sec. 45

PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK HAS COMMENCED. ALL PERMITS REQUIRE FINAL INSPECTION PRIOR TO OCCUPYING THE RESIDENCE. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THAT THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK, INCLUDING BUT NOT LIMITED TO BUILDING, FIRE, ZONING, STORM WATER AND TREE PRESERVATION ORDINANCES SHALL BE COMPLIED WITH WHETHER SPECIFIED OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. I AUTHORIZE THE BUILDING OFFICIAL TO DISCONTINUE ANY OR ALL UTILITY SERVICES FOR DUE CAUSE.

DISCLAIMER: THE TOWN OF TROPHY CLUB ONLY ENFORCES TOWN ORDINANCES, AND APPROVAL OR DENIAL OF AN APPLICATION IS BASED ON THAT AUTHORITY. PERMIT APPROVAL DOES NOT EXEMPT THE APPLICANT FROM COVENANTS & RESTRICTIONS AND/OR HOA REGULATIONS

EVERY PROJECT THAT INVOLVES DIGGING NEEDS TO GO TO WWW.TEXAS811.ORG TO REQUEST A LINE LOCATE.

AS PER CHAPTER 8, SECT 101 OF THE CODE OF ORDINANCES, NO CONSTRUCTION WORK SHALL BEGIN BEFORE 7:00 A.M. NOR EXCEED BEYOND 6:00 P.M. NO CONSTRUCTION WORK ON SUNDAY.

Name of Builder:

Please Print _____ Signature _____
 Address _____
 Phone _____ Email Address _____ Date _____

STAFF DIRECTORY

Building Official
682-237-2915

Permit Official
682-237-2917

Fire Marshal
682-237-2946

**Office hours: 8:00 a.m. – 5:00 p.m.
Monday through Friday,
Excluding holidays**

PERMIT SUBMITTAL REQUIREMENTS

THE GENERAL CONTRACTOR IS REQUIRED TO PULL ALL PERMITS FOR THEIR LICENSED SUB-CONTRACTORS. ALL SUB-CONTRACTORS MUST BE CURRENTLY REGISTERED WITH THE TOWN.

The preference for plans and applications at this time is to be emailed to permitting@trophyclub.org. If physical plans are a must, we will require 3 sets of plans, along with the application and when applicable a CD/DVD/Thumb-drive for bigger sets.

For remodel, accessory structure or addition permits; 1 set of digital plans emailed to permitting@trophyclub.org including:

- Site plan(s)
- Construction plan(s)
- Foundation plan(s)
- Scope of Work

For new homes either emailed to permitting@trophyclub.org or dropped off at town hall using a CD/DVD/Thumb-drive. Must include the following information:

- Building plans scaled to 11X17.
- 8 ½ x 14 plot plans showing erosion control plan, flow of drainage, building lines, utility easements, landscape plan, fence plan, dimensions of the slab.
- Residential building permit application.
- Engineered foundation plans with seal and signature.
- Residential lots shall have a landscape plan. You will be required to submit the appropriate minimum requirements for the landscaping, dependent upon if you are building in a straight-zoned district or a planned development.
- As per Chapter 13, Art IV, Sect 5.09 of the Code of Ordinances - Tree placement and size must be noted on site plan.
- Fence permits must have an accompanying plot plan with the fence area highlighted.
- Fire Sprinkler System - Automated Fire Sprinkler Systems are required when the square footage under roof of the house meets or exceeds 6000 square feet. The Town of Trophy Club performs the plan review and all inspections on fire suppression. Contact the Permitting Department for details.
- Energy Code Compliance Review (<http://ic3.tamu.edu/>) or energy star

Miscellaneous Information

- Leaving trees, except for those needing removed from under the foundation, is encouraged.
- Prior to the rough plumbing inspection, a form survey must be submitted and reviewed by the Planning & Zoning Coordinator. The form survey must be stamped by a certified surveyor and must show all the measurements from the structure to the property lines. The Builder is responsible for this requirement. The Building Department will not give any references for surveyors.
- Fences will have a separate inspection. **YOU ARE RESPONSIBLE FOR KNOWING THE FENCE REQUIREMENTS IN YOUR SECTION.** If the fence erected is in any violation of the fence ordinance, **YOU WILL BE RESPONSIBLE FOR BRINGING YOUR FENCE INTO COMPLIANCE.** By signing the fence permit application, you agree to comply with the Town of Trophy Club's fence requirements, and you will be held responsible.
- Meter release applications must be filled out and returned to the Permitting Department prior to the inspection request.
- **CODES:** For a complete list of building construction requirements, refer to the following code books and the adopting ordinances:
 - 2015 International Building Code
 - 2015 International Residential Code
 - 2014 National Electrical Code
 - 2015 International Mechanical Code

REQUIRED INSPECTIONS

- **T-POLE**
- **PLUMBING ROUGH**
(An approved form survey must be on site and in our possession at time of inspection)
- **FOUNDATION**
Piers, (if applicable). An engineer's letter for pier inspection is acceptable.
- **SECONDS**
Includes: Framing, Mechanical & Electrical Rough, Plumbing Top-out, Wall Tie, and Fireplace.
- **INSULATION**
- **APPROACH**
- **GAS & ELECTRICAL PERM**
- **FINAL**
Includes: Building, Mechanical, Electrical, Plumbing, Irrigation and Fence.
 - At the time of building final a grading certificate must be completed and on site.
 - Termite treatment certificate must be present if not picked up earlier.
 - Irrigation permit must be issued and inspected and a backflow test performed at this time as well.

- * Erosion control shall be placed and maintained throughout the entire building process.
- * Dirt on streets to be cleaned daily.
- * Trash container provided by Republic Waste (817-332-7301) to be on site for refuse removal.
- * Builder shall provide a portable restroom for workers.

EROSION CONTROL

Approved erosion control devices must be used to keep all soil on the construction site, out of streets, and off of adjoining property/s. Erosion control devices must be installed before beginning any grading or earthwork and up until a final inspection has been approved or after sod has been placed prior to the final inspection.

Silt/Sediment Fencing:

1. Galvanized steel, fir, pine or T-posts, which support the silt fence, shall be installed on a slight angle toward the anticipated runoff source and parallel to the contour of the land to allow water to pond behind barrier.
2. The toe of the silt fence shall be trenched in with a spade or mechanical trencher so that the down slope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g. pavement), weight fabric flap with rock on uphill side to prevent flow from seeping under fence.
3. The trench must be a minimum of eight inches (8") deep (preferably 1') and six-inches (6") wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
4. The fence post should be installed twenty inches (20") above the ground and should be spaced not more than six feet (6') on center on downside of fabric.
5. Silt fence should be securely fastened to each steel support post, which in turn is attached to the steel fence post.
6. Fabric shall overlap at abutting ends a minimum of three-feet (3'), and shall be joined such that no leakage or bypass occurs.
7. Minimum acceptable wire support shall be W1.4 x W1.4, 4" x 4", zinc coated (galvanized) steel, 14-gauge wire fence fabric and standard 2" x 2" chain link fence.
8. Inspection shall be made every two (2) weeks and after each ½" (one-half inch) rainfall. Repair or replacement shall be made promptly as needed.
9. Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.
10. Accumulated silt shall be removed when it reaches a depth of half the height of the fence. The silt shall be disposed of at an approved site and in such a manner as to not contribute to additional siltation.
11. Erosion control blankets will be necessary on slopes with gradients over 3:1.

Construction Entrance/Exit:

1. Shaker Stone at least 3-inches thick.
2. Stabilized gravel entrances shall be installed at the beginning of construction and maintained for the duration of the project.
3. Additional measures may be required to insure that all paved areas are kept clean for the duration of the project.

Soil Piles:

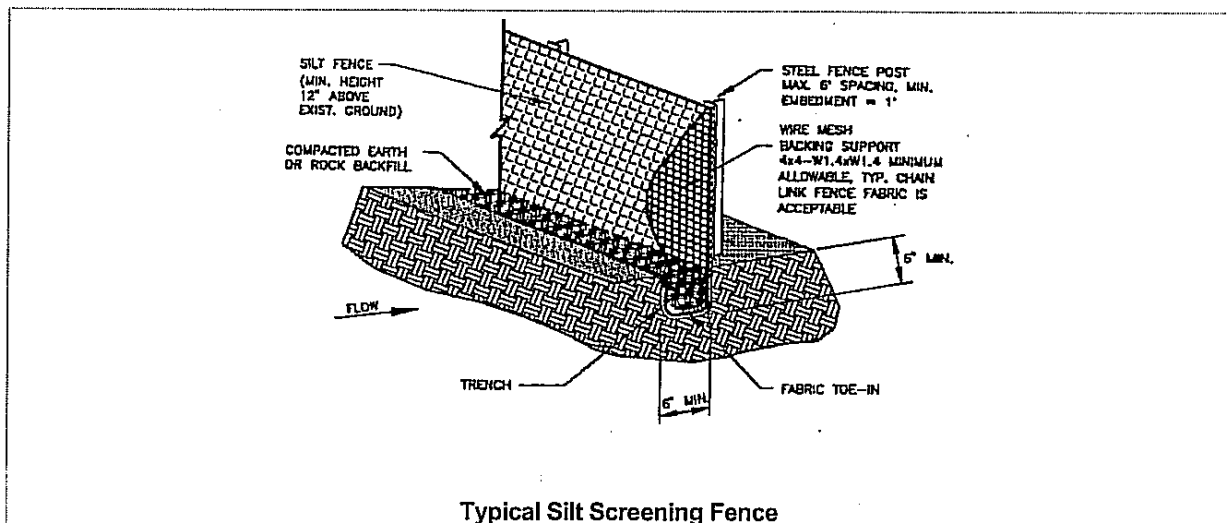
1. Locate away from down-slope streets, driveways, streams, or drainage ways and away from vehicle parking and traffic.
2. Shall be protected from erosion onto streets, streams, etc.

Regular Cleanup:

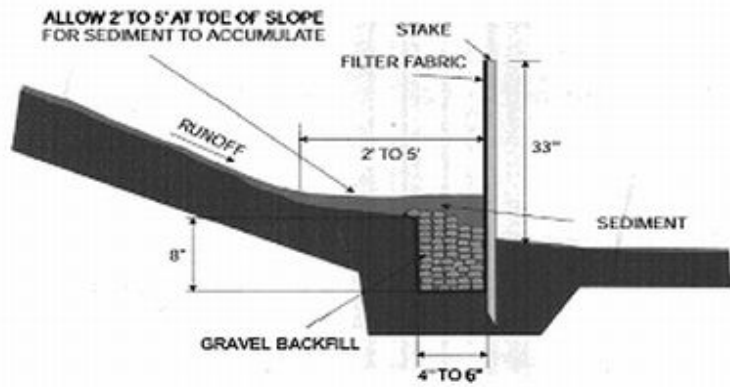
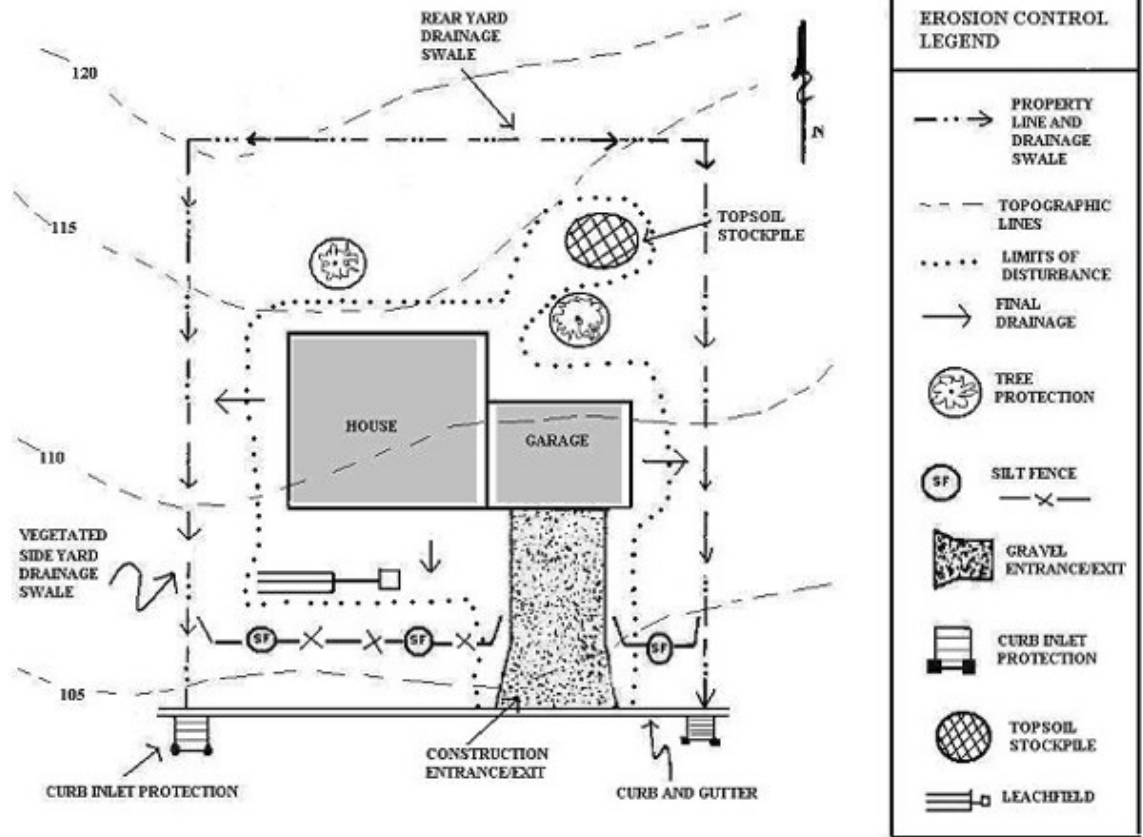
1. Cleanup of any soil tracked onto streets and return to jobsite.
2. After a rain event, cleanup of soil washed off jobsite.

REQUIRED INFORMATION FOR EROSION CONTROL PLANS

1. Name, address, and telephone number of parties responsible for the plan.
2. Location of proposed building site with property lines delineated
3. Existing and proposed contour lines (if grading)
4. Location of erosion control measures
5. Details of erosion control measures:
 - a. Location for storage of excavated materials
 - b. Containment of waste generated at site
 - c. Soil Piles
 - d. Regular cleanup
 - e. Construction entrance/exit
 - f. Additional measures may be required to insure that all paved areas are kept clean for the duration of the project.
6. Drainage plan with details of drainage control devices
 - a. Silt fencing
 - b. Wire-backed silt fencing - slopes
 - c. Erosion control blanket – steep slopes
 - d. Inlet protection - location of nearest storm drain inlet and how it is protected.
 - e. Accumulated silt
 - f. Limits of disturbance
 - g. Proposed construction schedule
 - h. Revegetation plan
 - i. Show measures for removal of all erosion control measures when vegetation is fully established and/or site is completely stabilized so as not to block or impede storm flow or drainage.



SAMPLE EROSION/SEDIMENT CONTROL PLAN FOR A SINGLE FAMILY RESIDENCE UNDER CONSTRUCTION



RECOMMENDED INSTALLATION OF SILT FENCE

