

ORDINANCE

Motion was made by Jason Wiegand
seconded by Charlie Musgrove, that the following
Ordinance be adopted.

ORDINANCE NO. 135

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF CUT AND SHOOT, TEXAS, ADOPTING A NEW MUNICIPAL BUILDING PERMIT INSPECTION AND PLAN REVIEW FEE SCHEDULE FOR ALL RESIDENTIAL AND COMMERCIAL BUILDINGS IN THE CITY; ASSESSING A TEN PERCENT (10%) ADMINISTRATIVE CHARGE TO EACH FEE; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING A SAVINGS CLAUSE; PROVIDING A TEXAS OPEN MEETINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE AFTER PUBLICATION

WHEREAS, the City Council of the City of Cut and Shoot, Montgomery County, Texas, has adopted certain codes published by the International Code Council (ICC) and National Fire Protection Association, as may be amended from time to time, relating to all applicable building, mechanical, electrical, and plumbing codes for both commercial and residential structures; and

WHEREAS, the adoption of these International Code Series as published by the International Code Council (ICC) and the National Electrical Code published by the National Fire Protection Association is done to facilitate proper inspection activities by the City of Cut and Shoot, Texas, relating to construction and to maintenance of all buildings and structures within the corporate limits of said City of Cut and Shoot, Texas, and relating to public safety, health, and general welfare; and

WHEREAS, the City Council has engaged the firm of Bureau Veritas to provide commercial and residential building inspections and plan reviews that conform to the building codes adopted by the City; and

WHEREAS, pursuant to recent Texas legislation, the City Council finds it necessary to approve residential building permit and inspection fee schedules to charge fees for new residential construction, based upon total covered area rather than the value of construction; and therefore a separate schedule is necessary; and

WHEREAS, the City Council finds it also necessary to approve commercial building permit and inspection fee schedules for existing and commercial construction in the City;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CUT AND SHOOT, TEXAS, THAT:

SECTION I.

The Bureau Veritas Fee Schedule for residential and commercial building permit, inspection and plan reviews relating to all residential and commercial construction in the City is hereby adopted, as attached and incorporated in Attachment "A." The City will charge an additional ten percent (10%) of each fee listed in Attachment A to cover the City's administrative expenses for processing and collecting these fees.

SECTION II.

REPEALING CLAUSE. Any matters in this Ordinance which are contrary to existing Ordinances of the City of Cut and Shoot, Montgomery County, Texas, shall prevail; and all other Ordinances in conflict are hereby repealed to the extent of any conflict.

SECTION III.

SEVERABILITY. If any section, subsection, sentence, clause, provision or part of this Ordinance shall be held invalid for any reason, the remainder of this Ordinance shall not be affected thereby but shall remain in full force and effect.

SECTION IV.

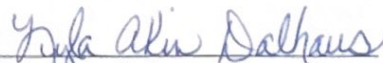
TEXAS OPEN MEETINGS ACT. It is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, of the Texas Government Code.

SECTION V.

EFFECTIVE DATE. This Ordinance shall take effect and be in force from and after its publication as provided by law.

PASSED AND APPROVED by the City Council of the City of Cut and Shoot Texas, on the 11 day of MARCH, 2021.

CITY OF CUT AND SHOOT, TEXAS


Nyla Akin Dalhaus, Mayor

ATTEST:


Amy Wade, City Secretary

34115591

Ord 135

HEARST

MEDIA SOLUTIONS

Houston Chronicle | Houston Community Newspapers & Media Group | The Courier

CITY OF CUT AND SHOOT
PO BOX 7364
CONROE, TX 77306

REMITTANCE ADDRESS

Houston Chronicle
PO BOX 80075
PRESCOTT, AZ 86304-8075

Invoice Bill

Invoice #: 34115591

04/29/2021

Purchase Order No.

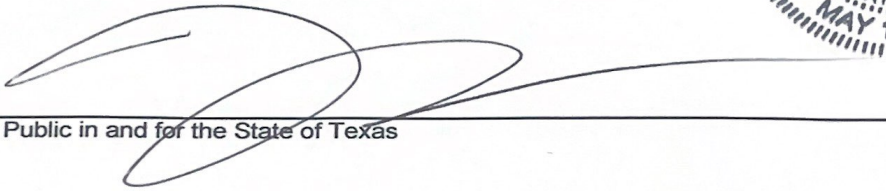
Bill Account Number: 20020785

Adv Number	Advertiser Name	Publication	Placement	Position	Pub Date	Amount
20020785	CITY OF CUT AND SHOOT	HCN Conroe Courier	Legals	Legal Notices	04/29/21	99.50
					Total	99.50

Victoria Bond * IR Clark
NEWSPAPER REPRESENTATIVE

Sworn and subscribed to before me, this 29th Day of April A.D. 2021





Notary Public in and for the State of Texas

**MUNICIPAL BUILDING PERMIT INSPECTION-PLAN REVIEW FEE SCHEDULE
CITY OF CUT AND SHOOT, TEXAS
EXHIBIT "A"**

BUILDING PERMITS:

NOTE:

Due to the different characteristics of each job, additional inspection fees may be required if additional inspections are needed that were not originally charged when the permit was issued. All fees must be received by the city before a certificate of compliance or a certificate of occupancy will be issued.

Building Valuation Table:

NOTE:

1. The building valuation table shall be used for new building construction and building additions.
2. Values for permitting purposes are based on the Building Valuation Table – August 2012 as published by the International Code Council, or as determined by the building official.
3. Alterations, remodels, and interior build outs will be based on project valuation or as determined by the building official.

Group (August 2012 ICC Building Valuation Data)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	214.15	206.92	201.66	193.17	181.41	176.32	186.72	165.85	159.28
A-1 Assembly, theaters, without stage	196.04	188.81	183.56	175.06	163.31	158.22	168.62	147.76	141.18
A-2 Assembly, nightclubs	168.81	164.02	159.44	153.03	143.74	139.85	147.38	130.27	126.58
A-2 Assembly, restaurants, bars, banquet halls	167.81	163.02	157.44	152.03	141.74	138.85	146.38	128.27	125.58
A-3 Assembly, churches	197.95	190.72	185.47	176.97	165.36	160.27	170.53	149.81	143.23
A-3 Assembly, general, community halls, libraries, museums	165.62	158.39	152.13	144.64	132.00	127.91	138.19	116.44	110.87
A-4 Assembly, arenas	195.04	187.81	181.56	174.06	161.31	157.22	167.62	145.76	140.18
B Business	172.54	166.23	160.58	152.72	138.52	133.37	146.42	121.73	115.93
E Educational	181.70	175.44	170.22	162.46	151.32	143.23	156.78	131.65	127.18
F-1 Factory and industrial, moderate hazard	103.30	98.45	92.55	88.98	79.28	75.88	85.02	65.42	61.37
F-2 Factory and industrial, low hazard	102.30	97.45	92.55	87.98	79.28	74.88	84.02	65.42	60.37
H-1 High Hazard, explosives	96.79	91.94	87.04	82.47	73.97	69.57	78.51	60.11	N.P.
H234 High Hazard	96.79	91.94	87.04	82.47	73.97	69.57	78.51	60.11	55.06
H-5 HPM	172.54	166.23	160.58	152.72	138.52	133.37	146.42	121.73	115.93
I-1 Institutional, supervised environment	171.33	165.32	160.70	153.74	141.19	137.46	149.84	126.68	122.17
I-2 Institutional, hospitals	292.97	286.66	281.01	273.15	257.93	N.P.	266.85	241.14	N.P.
I-2 Institutional, nursing homes	202.53	196.21	190.57	182.71	168.50	N.P.	176.41	151.70	N.P.
I-3 Institutional, restrained	196.53	190.21	184.57	176.71	164.01	157.86	170.41	147.22	139.42
I-4 Institutional, day care facilities	171.33	165.32	160.70	153.74	141.19	137.46	149.84	126.68	122.17
M Mercantile	125.80	121.01	115.43	110.02	100.45	97.56	104.37	86.98	84.29
R-1 Residential, hotels	172.82	166.81	162.19	155.22	142.85	139.11	151.49	128.33	123.82
R-2 Residential, multiple family	144.89	138.87	134.26	127.29	115.60	111.87	124.24	101.08	96.58
R-3 Residential, one- and two-family	Based on square footage								
R-4 Residential, care/assisted living facilities	171.33	165.32	160.70	153.74	141.19	137.46	149.84	126.68	122.17
S-1 Storage, moderate hazard	95.79	90.94	85.04	81.47	71.97	68.57	77.51	58.11	54.06
S-2 Storage, low hazard	94.79	89.94	85.04	80.47	71.97	67.57	76.51	58.11	53.06
U Utility, miscellaneous	71.79	67.80	63.46	59.92	53.77	50.29	57.04	42.06	39.83

Square Foot Construction Costs a, b, c, d

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

BUILDING PERMIT FEES:

\$1,000.00 or less	\$75 flat fee, unless inspection is required, in which case a \$75.00 fee for each inspection shall be charged.
\$1,001.00 to \$50,000.00	\$200.00 for the first \$1,000.00 + \$5.00 for each additional thousand or fraction thereof.
\$50,001.00 to \$100,000.00	\$445.00 for the first \$50,000.00 + \$4.00 for each additional thousand or fraction thereof.
\$100,001.00 to \$500,000.00	\$645.00 for the first \$100,000.00 + \$3.00 for each additional thousand or fraction thereof.
\$500,001.00 and up	\$1,845 for the first \$500,000.00 + \$2.00 for each additional thousand or fraction thereof.

PLAN REVIEW FEE:

When the valuation of proposed construction exceeds \$1,000.00 and construction documents are required to be submitted by the adopted Building Codes, a plan review fee must be received by the City at the time of submitting constructions documents for review. Said plan review fee shall be equal to one-half (1/2) of the building permit fee set out herein and in accordance with the adopted Building Code. Such plan review fee is in addition to the building permit fee. Said plan review fee shall cover the cost of the first and second plan review (if necessary). If, after the second submittal of plans are rejected, a plan review fee for the third and subsequent plan-check will be payable in the amount of 50% of the original plan review fee. Plan review fees are not refundable.

CERTIFICATE OF OCCUPANCY:

New construction	Included in building permit fee
Commercial or any business that requires a Certificate of Compliance for additions, remodeling or renovations	Included in building permit fee
Replacement/Duplicate Certificate of Occupancy or change of name or change of address	\$ 60.00
Residential Certificates (CO or CC)	Included in building permit fee
When requested or required by owner or lender	\$60.00

Certificate of Occupancy when none was previously issued (includes occupancy inspection and certificate) \$200.00

Change of Occupancy in group classification (Includes occupancy inspection and certificate) \$200.00

CULVERT PERMIT FEES:

Culvert Pipe permit fee, per 20' driveway:
Residential, per 20' driveway or less \$35.00 + deposit
Commercial, per 35' driveway or less \$60.00 + deposit
Culvert pipe deposit \$200.00

Culvert/ditch inspection \$75.00
Charge for inspector if the inspector has to wait for completion of work, for each ½ hour or fraction thereof \$75.00

CURB & GUTTER PERMIT FEES:

Curb & gutter not associated with a driveway:
First 100 linear feet \$50.00
Each add'l 100 ft. or fraction thereof \$35.00
Curb cut for drainage \$35.00
Curb cut for disabled or wheelchair No fee (included in sidewalk permit)

DEMOLITION FEES:

Demolition of any building or structure:
(When there is a valid building permit for the address) No charge
Buildings less than 1,000 square feet \$75.00 + sewer disconnect fee
Buildings 1,000 to 5,000 square feet \$150.00 + sewer disconnect fee
Buildings greater than 5,000 sf \$300.00 + sewer disconnect fee

NOTE: The demolition contractor must engage the services of a master plumber for sewer, water and storm drainage disconnects.

DRIVEWAY PERMIT FEES (INSPECTIONS INCLUDED):

Driveway permit fee, per driveway:
Residential – 20' or less width \$75.00
(When there is a valid building permit for the address) No Charge
Commercial – 35' or less width \$115.00

NOTE: This permit applies to the area between the street and the property line.

Curb cut and repairs in conjunction with driveway permit - included in driveway permit fee.

SWIMMING POOLS AND SPAS:

For each private or public swimming pool and/or spa, there shall be a building permit fee of \$450 which includes the review fee. Additional fees will be assessed for plumbing and electrical permits.

GENERATORS:

For each residential or commercial generator, there shall be a building permit fee of \$350 which includes the review fee. Additional fees will be assessed for plumbing, electrical and mechanical permits.

INSPECTION FEES:

Building and development fee schedule:

1. When work of any kind for which a permit is required has commenced without first obtaining a permit, the permit fee shall be doubled.
2. Building inspection fee \$75.00 per inspection
3. Site development inspection fee \$75.00 per inspection
4. Re-inspection fee \$75.00 per re-inspection
5. Miscellaneous inspection fee \$75.00 per inspection
6. Special or emergency inspection fee:
 - Weekdays, after normal business hours \$150.00 (if available)
 - Weekends and city holidays \$225.00 (if available)
7. Expired permit renewal fee ½ of the original permit fee

NOTE:

1. All fees will be paid to the City before utilities are released to the Utility Companies and before issuance of a Certificate of Occupancy.
2. Due to the different characteristics of each job, additional inspection fees may be required if additional inspection are needed that were not originally charged when the permit was issued. All fees must be received by the city before a certificate of compliance or a certificate of occupancy will be issued.

LICENSES – REGISTRATION & ANNUAL LICENSE FEES:

Municipal registration of contractors: All contractors must register with the City before working within the city limits.

ELECTRICAL PERMIT FEES:

NOTE:

Due to the different characteristics of each job, additional inspection fees may be required if additional inspection are needed that were not originally charged when the permit was issued. All fees must be received by the city before a certificate of compliance or a certificate of occupancy will be issued.

Residential:

New construction, additions, remodels, and alterations.

Base fee plus required inspections. For projects requiring inspections in multiple stages, the fee noted will be charged for each trip to the project.

Base Fee		\$50.00
Inspection Fees up to 5,000 sq. ft. (Included in Building Permit)	Underground	\$75.00
	Rough	\$75.00
	T.C.I.*	\$75.00
	Final	\$75.00
Inspection fees for over 5,000 sq. ft. (Included in Building Permit)	Underground	\$100.00
	Rough	\$100.00
	T.C.I.*	\$100.00
	Final	\$100.00
Re-inspection fee		\$75.00

*T.C.I. refers to the Temporary Cut-In or the permanent meter set.

Commercial:

New construction, additions, remodels, and alterations.

Base fee plus required inspections. For projects requiring inspections in multiple stages (i.e. wall cover, ceiling cover, etc.), the fee noted will be charged for each trip to the project.

Base Fee		\$50.00
Inspection Fees up to 5,000 sq. ft. (Included in Building Permit)	Underground	\$75.00
	Rough	\$75.00
	T.C.I.*	\$75.00
	Final	\$75.00
Inspection Fees up to 10,000 sq. ft. (Included in Building Permit)	Underground	\$100.00
	Rough	\$100.00
	T.C.I.*	\$100.00
	Final	\$100.00
Inspection fees over 10,000 sq. ft. (Included in Building Permit)	Underground	\$150.00
	Rough	\$150.00
	T.C.I.*	\$150.00
	Final	\$150.00
Re-inspection fee		\$75.00

*T.C.I. refers to the Temporary Cut-In or the permanent meter set.

Miscellaneous Electrical Permits:

Meter loop or service	
Residential:	\$100.00
Commercial:	
100 to 300 amp	\$115.00
301 to 400 amp	\$136.00
401 to 600 amp	\$157.00
600 to 1,000 amp	\$180.00
1,001 amp and up	\$245.00
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Temporary Power Pole (inspection included)	\$75.00
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Electrical yard light (inspection included)	\$75.00
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Parking lot light pole – first two poles (inspections included)	\$75.00
Each additional light pole	\$15.00
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Electrical reconnection or turn on (inspection included)	\$75.00 per building
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Generator (electrical ground, rough and final inspections included)	\$275.00
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Swimming pool (trench and final inspections included)	\$200.00
Spa Only (trench and final inspections included)	\$200.00
<hr/>	
Electrical re-inspection fee	\$75.00

ELEVATOR PERMIT FEES:

Residential wheelchair lift	No fee
Commercial:	
Passenger elevator car permit	\$75.00 each car
Freight elevator car permit	\$75.00 each car
Construction site hoist permit	\$100.00 each hoist
Dumbwaiter permit	\$50.00 each
Wheelchair lift, inclined stairway lift, chairlift, escalator	\$50.00 each

NOTE: All elevators and dumbwaiters to be inspected by a qualified elevator service company approved by the building official.

FENCES:

Residential: (inspection included)	
First 100 linear feet or fraction thereof	\$75.00
For each additional 100 linear feet or fraction thereof	\$15.00
Commercial: (inspection included)	
First 50 feet or fraction thereof	\$75.00
For each additional 50 feet or fraction thereof	\$30.00
Dumpster or Trash Enclosure: (inspection included)	
If there is a valid building permit	No Charge
Without a building permit	\$115.00

Mechanical (HVAC) PERMITS:

NOTE:

Due to the different characteristics of each job, additional inspection fees may be required if additional inspection are needed that were not originally charged when the permit was issued. All fees must be received by the city before a certificate of compliance or a certificate of occupancy will be issued.

Base fee plus required inspections. For projects requiring inspections in multiple stages, the fee noted will be charged for each trip to the project.

Permit Fee	\$50.00
Residential and Commercial (inspections included)	
Heating and cooling (air conditioning central unit)	\$75.00
Replace duct work or replace equipment	\$75.00
Complete change out or new system	\$150.00
Mechanical Systems (rough, duct seal, insulation, vent, etc.)	\$75.00 each
Miscellaneous HVAC Permits (inspections included)	
Commercial and industrial refrigeration:	
Per cooler or each single system	\$100.00 each
Boiler – per installation – new	\$100.00 each
Repair or replacement	\$100.00 each
Annual renewal fee	\$50.00

NOTE: Inspections to be performed by a qualified boiler service company approved by the building official.

Commercial kitchen hoods (inspections included)	\$75.00 each
Incinerator inspections	\$75.00

PLUMBING PERMIT FEES:

NOTE:

Due to the different characteristics of each job, additional inspection fees may be required if additional inspection are needed that were not originally charged when the permit was issued. All fees must be received by the city before a certificate of compliance or a certificate of occupancy will be issued.

Residential

Residential: New construction, additions, remodels, and alterations.

Base fee plus required inspections. For projects requiring inspections in multiple stages, the fee noted will be charged for each trip to the project.

Base Fee		\$50.00
Inspection Fees up to 5,000 sq. ft.	Underground	\$75.00
	Top-Out	\$75.00
	Gas	\$75.00
	Final	\$75.00
Inspection fees for over 5,000 sq. ft.	Underground	\$100.00
	Top-Out	\$100.00
	Gas	\$100.00
	Final	\$100.00
Re-inspection fee		\$75.00

Commercial

Commercial: New construction, additions, remodels, and alterations.

Base fee plus required inspections. For projects requiring inspections in multiple stages, the fee noted will be charged for each trip to the project.

Base Fee		\$50.00
Inspection Fees up to 5,000 sq. ft.	Underground	\$75.00
	Top-Out	\$75.00
	Gas	\$75.00
	Final	\$75.00
Inspection Fees up to 10,000 sq. ft.	Underground	\$100.00
	Top-Out	\$100.00
	Gas	\$100.00
	Final	\$100.00
Inspection fees over 10,000 sq. ft.	Underground	\$150.00
	Top-Out	\$150.00
	Gas	\$150.00
	Final	\$150.00
Re-inspection fee		\$75.00

Miscellaneous Plumbing Permits: (inspections included)

Water Heater Replacement	\$75.00
Gas test or retest and GTO	\$75.00
New construction	Included in plumbing permit
Gas yard light each	\$75.00
Generator (fuel gas ground, rough and final inspections)	\$275.00
Rehab of water or sewer lines	
Residential	\$75.00
Commercial: up to 300 feet	\$115.00
Over 300 feet	\$180.00
Replacement of gas lines	
Residential	\$75.00
Commercial: up to 300 feet	\$115.00
Over 300 feet	\$180.00
Street cut for purpose of repair to water, sewer or storm sewer, plus bond	\$75.00
Manholes, sewer or storm - each	\$75.00
Disconnect and plug sanitary sewer or storm sewer	\$75.00
Grease traps, sampling wells, interceptors and Receptors, and other type special waste devices	\$115.00
New construction	Included in plumbing permit
Backflow prevention device	\$75.00
New construction	Included in plumbing permit
Irrigation system permit fee:	
Residential	\$115.00
Commercial	\$115.00
for first 10,000 sq. ft. of coverage and \$6.00 for each 2,000 sq. ft. in excess of 10,000 sq. ft.	
Swimming pool (trench and final inspections included)	\$200.00
Spa Only (trench and final inspections included)	\$200.00

REPLACEMENT ROOFING PERMIT FEES: (INSPECTIONS INCLUDED)

Residential	\$100.00
Commercial	\$100.00 for first 5,000 sq. ft. +\$2.00 for each additional 100 sq. ft.

SIDEWALK PERMIT FEES: (INSPECTIONS INCLUDED)

Sidewalk permit fee - first 100 linear feet	\$100.00
Additional 100 linear feet or fraction thereof	\$15.00

**Municipal Residential (R-3) Building Permit Inspection-
Plan Review Fee Schedule (based on Total Covered Area)**
Exhibit "B"

Sq Ft ¹	\$	Permit ²	Base	Review	Total
< 1,000	0.48	480	50.00	240	770
1,000 - 1,499	0.46	690	50.00	345	1,084
1,500 - 1,999	0.44	880	50.00	440	1,369
2,000 - 2,499	0.42	1050	50.00	525	1,624
2,500 - 2,999	0.40	1200	50.00	600	1,849
3,000 - 3,499	0.38	1330	50.00	665	2,044
3,500 - 3,999	0.36	1440	50.00	720	2,209
4,000 - 4,499	0.34	1530	50.00	765	2,344
4,500 - 4,999	0.32	1600	50.00	800	2,450
5,000 - 5,499	0.31	1705	50.00	852	2,607
5,500 - 5,999	0.30	1800	50.00	900	2,750
6,000 - 6,499	0.29	1885	50.00	942	2,877
6,500 - 6,999	0.28	1960	50.00	980	2,990
7,000 - 7,499	0.27	2025	50.00	1,012	3,087
7,500 - 7,999	0.26	2080	50.00	1,040	3,170
8,000 - 8,499	0.25	2125	50.00	1,062	3,237
8,500 - 8,999	0.24	2160	50.00	1,080	3,290
9,000 - 9,999	0.23	2300	50.00	1,150	3,500
> 10,000		2500	50.00	1,250	3,800

Greater than 11,000 = \$3,800 + \$0.20 per addtl 1,000 sf

¹ Covered Area = Foundation/Slab area for 1 story or Lowest Floor Foundation area + each upstairs area for multi-story

² Required Inspections from Permit Fee = Foundation, Rough Framing, Rough Energy & Building Final (4)

Residential Mechanical, Electrical & Plumbing Permits					
Base Permit Fee + \$75 per inspection up to 5,000sf					
Inspections			Base	Inspect	Total
1			50	75	125
2			50	150	200