



1100 McDuff Avenue / Post Office Box 425 Grandview, Texas 76050
Office: (817) 866-2699 Fax: (817) 866-2961

ADOPTED BUILDING CODES/PERMIT FAQ'S

What building codes does the city have?

In March 2018, the City of Grandview adopted the following codes and as a result received a much better ISO rating for citizens and property owners:

- ICC International Building Code, 2015 Edition
- ICC International Residential Code, 2015 Edition
- ICC International Plumbing Code, 2015 Edition
- ICC International Mechanical Code, 2015 Edition
- ICC International Fuel Gas Code, 2015 Edition
- ICC International Energy Conservation Code, 2015 Edition
- ICC International Property Maintenance Code, 2015 Edition
- ICC International Existing Building Code, 2015 Edition
- ICC International Fire Code, 2015 Edition
- NFPA National Electrical Code, 2017 Edition

The regional amendments promulgated by the North Central Texas Council of Government (NCTCOG) Regional Codes Coordinating Committee to the 2015 Editions of the International Building Code (IBC), International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, and International Energy Conservation Code, International Property Maintenance Code, International Fire Code, and the 2017 Edition of the National Electric Code. All Federal, State and local requirements are applicable to projects constructed within the City's jurisdiction whether specifically listed or not.

When did the city last adopt new building codes and why?

In October 2017, the city received a letter from a building code technical analyst from the Insurance Services Office (ISO) regarding our ISO building code ratings. City staff members later met with a representative from ISO to discuss the issue. The city was informed at that time the Grandview Volunteer Fire Department had received an excellent rating, but the city scored very poorly on the survey (Rating of a 9), due to our outdated building codes. They advised if the city update to the 2015 codes, insurance rates on Grandview citizens and property owners were going to rise considerably due to outdated building codes.

The city conducted research and found most cities at the same time had updated to the 2015 ICC Codes and 2017 Electrical Code for the same reasons.

What building codes have other cities adopted?

The following cities have adopted the 2015 International Building Code:

Godley
Cleburne
Joshua
Burleson
Venus
Maypearl
Italy

A few others nearby have adopted other versions of the code:

Alvarado – 2012
Keene – 2018
Glen Rose – 2018
West – 2018
Hillsboro – 2020

Who does the city use for building plan review and inspections?

The city has a third-party company, Bureau Veritas (BV) who serves as Grandview's building official. They perform Grandview's plan review and building inspections pursuant to federal, state and adopted building codes. They are the world leader in testing, inspection and certification services. In their division, they have approximately 20 licensed engineers (structural, mechanical, electrical and professional), two Certified Access Specialists, 15 ICC Certified Plan Examiners and 15 ICC Certified Inspectors on staff to serve their customers. Many cities in North Texas and beyond utilize Bureau Veritas as their building official, because they have the required licensed personnel needed for all types of inspections. The City of Grandview has utilized BV since at least 2008.

What documents are required for a building permit?

The International Building Code states, "submittal documents consisting of construction documents, statement of special inspections, geotechnical reports and other data shall be submitted with each permit application." Following the code, Bureau Veritas requests certain construction documents depending on the nature and scope of the work to be completed on a project. No two projects are the same, so the requested documents and information varies. Failure to provide the requested construction documents or required information results in a hold being placed on the permit. As soon as the required documents and/or information is provided, the permit process can move forward. If a business/property owner fails to provide the required information per the codes, the process will not move forward.

I am a business owner and want to know what the requirements are for me to open or remodel my business in Grandview. Who do I contact with questions?

To help business owners, Bureau Veritas has a project consultation program to walk business owners through the permit process to ensure compliance with state laws. This is facilitated by Development Director Brad Hendricks. He can be contacted by e-mail at bhendricks@cityofgrandview.org or by phone at (817) 866-2699.

I am having issues with the permitting process. What do I do?

Contact Development Director Brad Hendricks by e-mail at bhendricks@cityofgrandview.org or by phone at (817) 866-2699 and explain what the issue is. The city is more than willing to work with any business/property owner to assist them in moving the process forward.