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Building Requirements

This document is not meant to modify any Federal or State laws or City Ordinances. It is intended to be informative and to be used as a guideline. Where circumstances of a particular job differ from these procedures, the decision of the Building Department will prevail.

Building Codes

All Federal, State and local requirements are applicable to projects constructed within the City's jurisdiction whether specifically listed herein or not. The City of Grandview, Texas, has adopted the following codes:

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, 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.

Building Permit

Before a building permit will be issued, all plans and documents related to the permit application must be approved by the Building Department and all applicable fees paid to the City of Grandview.

All Contactors performing work within the City of Grandview's jurisdiction must be registered with the City. Plumbing Contactors, Mechanical Contractors, Irrigators, Backflow Technicians, General Contractors, and Master Electricians must provide proof of commercial general liability insurance for claims of property damage and bodily injury in the amount of \$100,000.00.

Construction or building without a permit is subject to a fine. All construction must be completed within 12 months for residential permits and 18 months for commercial permits.

Inspections

Building Inspections: Inspections received by 5:00 p.m. Monday – Friday will be performed the next business day. Inspections related to building construction must be called into Bureau Veritas at (817) 335-8111 or toll free (877) 837-8775. Inspection requests can also be faxed to (817) 335-8110 or toll free (877) 837-8859. Permit packets must be on-site at time of inspection. A final inspection shall be made prior to approving the permanent power release. The final inspection must be passed prior to occupancy of the building.

Fire Inspections: Inspections such as Fire Suppression System Underground Risers, Fire Suppression System Hydrostatic Tests, Fire Lanes, Fire Alarms, Commercial Fire Final, and any other fire related inspections must be requested through the City Fire Marshal Paul Bemis at (817) 538-1082.

Public Works: Inspections for driveways, culverts, and all water and sewer related issues must be requested through the City Public Works Department at (817) 866-2699.

Construction Site

A temporary property address must be posted at the front of the lot and readable from the street. Permanent street numbers must be displayed before final inspection.

A portable sanitary restroom for your workers MUST be on your property until the final inspections are approved.

Construction dumpsters are available from Access Disposal/Frontier Waste by contacting them at (254) 221-0705. Construction area shall be maintained until job completion.

No construction material, debris, or sanitary restroom facility shall be placed or stored in the public right-of-way or drainage areas at any time.

Erosion control must be in place prior to the first inspection.