



RESIDENTIAL BUILDER'S PACKET-NEW CONSTRUCTION

Town of Fairview Building Inspections Department

372 Town Place

Fairview, Texas 75069

Phone: 972-886-4209

Fax: 972-548-0268

Inspection Line: 972-886-4250

permits@fairviewtexas.org

Revised March 2023



The Town of Fairview has adopted the following codes:

- a. 2017 National Electrical Code
- b. 2018 International Building Code
- c. 2018 International Plumbing Code
- d. 2018 International Mechanical Code
- e. 2018 International Energy Conservation Code
- f. 2018 International Residential Code
- g. 2018 International Fuel / Gas Code
- h. 2018 International Fire Code

Building in the Town of Fairview is regulated by Chapter 154 of the Code of Ordinances, “Zoning”, as well as other applicable local ordinances.



RESIDENTIAL PLAN SUBMITTAL

CURRENT CODES: 2018 IRC AND 2017 NEC

1. Site Plan
 - a. Complete address
 - b. North arrow
 - c. Footprint of building
 - d. Setbacks to all property lines
 - e. All easements
 - f. Location of fence
2. Construction Plans
 - a. Engineered shear wall plans
 - b. Engineered foundation plans with letter-*See Note Below*
 - c. Floor plans
 - d. Elevation plans
 - e. Electrical and plumbing plans
 - f. Grading & Drainage plans required if renovations are greater than 30% of existing footprint
3. Square footage breakdown
4. 2018 Energy Code
 - a. Builder's name
 - b. Plan number
 - c. Site address
5. Value of construction (*Not required per H.B. No. 852, however suggested for record keeping purposes only*)
6. Impervious Surface form
7. **Required** Thumb/Flash Drive or You can email permit and plans at permits@fairviewtexas.org

****The time frame for a residential plan review can be up to 7-10 business days, however, if there is any information missing the review process can be extended past the given time frame. The Town of Fairview requires all general contractors and their sub-contractors to be registered with the town. During the review process, please contact all of your sub-contractors to inform them of the registration procedures. If any general or sub-contractors are not registered, the permit will not be released. All fees will need to be paid before the release of a permit.

Note: The Engineered foundation on residential homes must now confirm that groundwater effects were considered and incorporated into the design.

Outdoor Lighting must meet "Dark Sky Ordinance."

All residential foundation designs need to have the following groundwater note verbatim on the engineered plans:

I, _____, do hereby affirm that existing subsurface groundwater conditions and soils were examined and that the foundation design submitted has accounted for these conditions.

Updated: March 2023



TOWN OF FAIRVIEW RESIDENTIAL NEW CONSTRUCTION PERMIT REQUIREMENTS

PLANS SUBMITTAL:

Plans must be submitted along with a completed application form and the required plan review fee.

1. Site plan, including complete address and dimensions and location of the structure relative to all property lines, building lines, and easements.
2. Construction plans to include engineered foundation with P.E. certification letter, framing, plumbing & electric plans with square footage breakdown, builders name & plan number, site address, and energy code certification number.
3. Fire suppression plans for any residential structure of 5,000 square feet or greater (includes covered porches & attached garages). Separate application required, with permit & plan review fees.
4. Registration of general contractor, as well as subcontractor's registration
5. Any work that has a value of \$10,000 worth of work or more requires a listed trash hauler.
The Town of Fairview has a contract with Republic services.
Please contact Republic services at 972-422-2341
6. Thumb/Flash Drive of all plans or you can email permit/plans to permits@fairviewtexas.org

FEES:

1. Plan review fee: \$300
2. Permit fee: variable, based on square footage **"total under roof"**

1,000 or less	\$650.00
1,001 to 1,250	\$825.00
1,251 to 1,500	\$975.00
1,501 to 1,750	\$1,150.00
1,751 to 2,000	\$1,300.00
2,001 to 2,250	\$1,500.00
2,251 to 2,500	\$1,700.00
2,501 to 3,000	\$1,950.00
3,001 to 3,500	\$2,300.00
3,501 to 4,000	\$2,600.00
4,001 to 4,500	\$2,925.00
4,501 or more	\$2,950.00 (+\$0.65 per/sq. ft. in excess of 4,500)
3. Fire Fees (if applicable)

Minimum fee	\$150.00
1-100,000 SF	\$0.035/SF
100,001-300,000 SF	\$3,500 plus 0.017/SF over 100,000
>300,000 SF	\$6,900.00 + \$0.01/SF over 300,000 SF
4. Residential Certificate of Occupancy \$75.00
5. Impact Fees Please check the attached worksheets

***Red Tag Fees (if applicable) \$50.00 for the first inspection & increasing in \$25.00 increments for each reinspection of the same items thereafter (i.e. \$50.00, \$75.00, \$100.00)**

Updated January 2023



TOWN OF FAIRVIEW
COMMERCIAL & RESIDENTIAL CONSTRUCTION ONLY

Project Address _____ Subdivision/Lot/Block _____

Scope of Work _____

Property Owner (Name, Address, Phone, & Email) _____

General Contractor: _____ Phone: _____ Email _____

Electrical Contractor: _____ Phone: _____ Email _____

Plumbing Contractor: _____ Phone: _____ Email _____

Mechanical Contractor: _____ Phone: _____ Email _____

Fire Suppression Contractor: _____ Phone: _____ Email _____

Fire Alarm Contractor: _____ Phone: _____ Email _____

Trash Hauler Contractor: _____ Anything over \$10,000 requires a listed trash hauler on your permit

WHEREAS the Town, therefore, desires to grant to Republic Services the right to operate as the sole provider for Town-provided services of collection, transportation, and disposal of residential, commercial and industrial (both permanent and temporary) Garbage and Trash, Construction and Demolition Debris, and Recycling, subject to the terms of this Contract. Additional questions, service requests and concerns, should be directed to the Republic Services at 972-422-2341 or via their website at RepublicServices.com/Customer-Support

RESIDENTIAL WORK BEING DONE: TYPE:
New Residential Construction Addition/Alteration/Remodel SFR(Detached) Townhome/Duplex (Attached)
Detached Accessory Structure Residential Demo (Demo intended for New Residential Home?) If so, please notify Utilitybilling@fairviewtexas.org to have water meter and trash bins removed from account.

Valuation of work \$: _____ (not required for NEW RESIDENTIAL CONSTRUCTION ONLY, however suggested for record keeping purposes)

Square Footage _____ in/ft (Total under roof)

Sewer _____ Septic _____

Subject property is _____ or is not _____ within the flood hazard area. Required lowest floor elevation is _____

COMMERCIAL WORK BEING DONE:
New Construction (Shell) New Construction/Finish Out Addition/Remodel Commercial Demo

Business/Tenant Name: _____ Valuation of work \$: _____ Square Footage _____ in/ft

Electric Provider: _____ Gas Provider: _____ Note: Please allow 7-10 business days for processing

Table with 4 columns: Fee Name, Amount (\$), Fee Name, Amount (\$). Rows include PLAN REVIEW FEES, PERMIT FEES, FIRE FEES, C/O, PLUMBING TRADE FEE, MECHANICAL TRADE FEE, ELECTRICAL TRADE FEE, PRO RATA FEE (IF APPLICABLE), WATER IMPACT FEE, ROAD IMPACT FEE, SEWER IMPACT FEE, GRAND TOTAL.

NOTICE TO APPLICANT: This permit is issued based on information furnished in this application and on any submitted plans and is subject to the provisions and requirements of the Town of Fairview Code of Ordinances and any other applicable ordinance. This permit is used only for the purpose of allowing construction of a building or structure conforming to the codes and ordinances of the Town, regardless of information and/or plans submitted. SCOPE OF PERMIT: For new buildings and for additions to existing buildings, this permit authorizes all structural, plumbing, electrical, mechanical, work to be performed in the construction of the building or structure at this address, if done at the same time of initial construction. No separate subcontractor permits are needed for those trades. However, the permit holder is required to use only subcontractors registered with the Town of Fairview, where such a requirement is applicable. If this permit is obtained for work other than new buildings and additions, separate permits must be obtained by all subcontractors.

APPLICANT SIGNATURE _____ DATE _____
TOWN APPROVED _____ PLAN REVIEW DATE _____
PICKUP SIGNATURE _____ DATE _____

SOLID WASTE SERVICES CONTRACT

This Solid Waste, Construction and Demolition Debris, and Recyclable Materials Collection, Transportation, Disposal, and Processing Contract ("Contract"), is entered as of the Effective Date by and between the Town of Fairview, Texas, a Texas home rule municipality (hereinafter called "Town"), and Allied Waste Systems Inc. D/B/A Republic Services of Plano, hereinafter called "Contractor", acting by and through their duly qualified representatives (Town and Contractor collectively referred to herein as "Parties" and individually as "Party".)

WHEREAS the Town, therefore, desires to grant to Contractor the right to operate as the sole provider for Town-provided services of collection, transportation, and disposal of residential, commercial, and industrial (both permanent and temporary) Garbage and Trash, Construction and Demolition Debris, and Recycling, subject to the terms of this Contract; and

WHEREAS Contractor desires to operate and maintain the services of collection, transportation, and disposal of residential, commercial, and industrial (both permanent and temporary) Garbage and Trash, Construction and Demolition Debris, and Recycling, subject to the terms of this Contract.

(D) No commercial container, Dumpster, or Roll-Off Container should be overloaded to the point where the lid or covers, will not close, or the tarp will not properly cover the load. The Contractor may decline to empty an overloaded container until the Customer unloads the Dumpster or Roll-Off Container to the point where the lid(s) will close, or where the load may be safely tarped before transport.

SECTION 8 - ROLL-OFF CONTAINER COLLECTION FOR CONSTRUCTION AND DEMOLITION DEBRIS, REMODELING & CONSTRUCTION

To the extent allowed by law, this Contract will provide exclusive rights to Contractor for the collection of Construction and Demolition Debris, and Waste Materials, such as carpeting, roofing, drywall, etc., resulting from remodeling and construction activities, which are generated in quantities requiring a Roll-Off Container for on-site storage, collection, and transport.

Questions, Complaints and Concerns

Additional questions, service requests and concerns, should be directed to the Republic Services at 972-422-2341 or via their website at RepublicServices.com/Customer-Support.



RELEASE FROM ELECTRIC AND GAS SERVICE

PERMIT NO: _____

ADDRESS: _____

BUILDER: _____

ELECTRIC PROVIDER: _____

GAS PROVIDER: _____

I hereby agree to release the Town of Fairview from any liability that may result from the granting of electrical and gas service to the above-referenced building project. I further agree that, if in the opinion of the electrical or gas inspector, unsafe electrical or gas conditions are found, that electrical or gas service will be terminated upon the request of the Town of Fairview to the provider of such service.

I further agree that I am responsible for the occupancy of the premises, and that if the building is occupied in any manner, including the storage of goods, the assignment of personnel to the premises, or the operation of a business or residence at the address listed above before Certificate of Occupancy is issued, the service, upon the request of the Town, will be discontinued without notice, and citations will be issued for each day the building is occupied without a Certificate of Occupancy.

State of Texas

County of Collin

I, _____, being duly sworn, do depose and say that the information contained in the above application is true and correct to the best of my knowledge and belief.

Signature of Owner or Owner's Agent

Date

Violations of move-ins without a C.O. will result in loss of any early meter sets. If you have any questions, please contact the inspector.



PROTECTION AGAINST TERMITES

Permit Number: _____ Address: _____

Builder: _____

The residential address above meets or exceeds the requirements for protection against termites set forth in Section R320 of the International Residential Code.

Name of Protection Provider (Company): _____

Address _____

Phone _____

State License No. _____

STATE OF TEXAS

COUNTY OF COLLIN

I, _____, being duly sworn do depose and say that the information contained in the above application is true and correct to the best of my knowledge and belief.

Signature: _____ Date: _____



The General Contractor is responsible for requesting inspections for each trade (except Fire). The Town will schedule all requested inspections as soon as practical. A request properly received by 4 PM will usually be on the next day's inspection list, unless work load or the inspectors' absence prohibits. In the case of extended absences, an alternate inspector will be employed.

ALL INSPECTION REQUESTS MUST BE CALLED IN TO THE PERMIT INSPECTION LINE AT (972-886-4250). PLEASE LEAVE A MESSAGE.

**FIRE INSPECTIONS CAN BE CALLED REQUESTED BY EMAIL TO
TGREEN@FAIRVIEWTEXAS.ORG**

GENERAL:

1. Fairview's currently adopted applicable codes are the 2018 International Residential & Fire Codes (with amendments), the 2017 National Electrical Code.
2. Portable toilet, 911 address, trash bins, debris, fence, & form board survey **MUST** be in place at time of first inspection. Concrete drive or rock entry of 3" rock (minimum) 6" thick x 20' wide x 12' deep must also be in place to prevent mud & debris on public streets.
3. SWPPP documents on-site and erosion control measures in place once dirt work is commenced.
4. Builders' identification sign with current contact information must be prominently displayed on site at all times.
5. Working hours are 7 AM to 7 PM (restricted by ordinance), Monday through Saturday. **NO WORK OF ANY KIND TO TAKE PLACE OUTSIDE OF PERMITTED HOURS OR ON SUNDAYS OR HOLIDAYS (please refer to the holiday schedule online)**

Violations may result in suspension of permit (stop work order), and prosecution in municipal court citation. A holiday schedule is available upon request.

We recommend that builders post signs stating permitting hours in English & Spanish; otherwise the builder will be cited for any violations. If signs are properly posted, the individual violators will be cited instead.

6. Permit packet with all previous inspection records, and a complete set of plans must be on site for all inspections, at a location determined by building inspector.



Contractor Registration Application

Contractor Type:

General Contractor

Swimming Pool

Fence

Irrigation

Sign

Cost for these contractors:

\$50.00 New

\$25.00 Renewal

Expiration: 1yr from date of registration

Contractor Type:

Plumbing

Fire Alarm

Fire Sprinkler (Suppression)

Mechanical

Backflow/Septic

Electrical

There is no charge for these Contractor Types

Expiration: Based on License/Certificate expiration date

Company Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ **Email:** _____ @ _____

Master/CEO Responsible for Supervision: _____

License/Certificate # _____ **Driver's License #** _____ **Expiration Date:** _____

I understand and agree that the above named shall be responsible for continuous supervision of all installation of all installations and repairs performed in the Town of Fairview under the above-named contractor and should such Master Licensee no longer be employed, no further work shall be performed until registration has been provided to the Building Inspections Department naming a new Master License holder.

I will request all necessary inspections by the Town of Fairview to assure compliance with all city regulations applicable for the proposed work.

Contractor's Signature: _____ **Date:** _____

*******Please include a copy of your master's license or certificate for processing*******

Email information to permits@fairviewtexas.org



Commercial Water Application

Deposit \$500

372 Town Place, Fairview, TX 75069

Phone: (972) 886-4242

Fax: (972) 548-0268

E-mail: utilitybilling@fairviewtexas.org

Business Name: _____

Primary Phone: _____

Office main line

Accounting Office

Accounts Payable

Primary Email: _____

Requested By: _____

Supervisor Name: _____

Email: _____

Office phone

Business Cell phone

TYPE OF REQUEST: New Service Discontinue Service
(Complete Section A below & include Tax ID or Complete Section B Below Copy of Drivers License)

Wastewater Treatment plan
(Choose one per unit)

Septic: Sewer:

Domestic: Irrigation Only:

Type of Meter (please select one): PD-Positive

Displacement Meter

(Typical Residential Meter)

CMPD-Compound Meter

TURB-Turbine Meter

SIZE OF METER: _____

**The Town of Fairview will collect a \$500.00 deposit which will be refunded upon disconnection of service.*

*** The Town of Fairview will collect a \$35.00 non-refundable fee on each account that is terminated for past due unpaid balances.*

****A 2 business day (excluding holidays) notice is required for all new service accounts.*

Section A New Service

Service Address: _____

Billing Address: _____

Tax ID/DL: _____ On-site Service Contact phone/email: _____

Service Connect Date: _____

Section B Disconnect Service

Service Address: _____

Forwarding Address: _____

Date to Disconnect: _____

- Each Commercial account is billed for water, sewer charges and stormwater. Irrigation only meters are billed at irrigation water rates.
- For rate information, visit the Utility Billing website at www.fairviewtexas.org/ water and sewer page. Rates are subject to change.
- Commercial solid waste services are provided by Republic Services. The Town of Fairview has contracted with Republic Services to provide commercial garbage services and billing for the Town's commercial business; therefore, please contact Republic Services at 972-422-2341.
- *Irrigation meters are subject to impact fees and permit requirements. Email: permits@fairviewtexas.org for fees.

FOR OFFICE USE ONLY:

Account # : _____

Receipt # : _____

Date received _____

Commercial Deposit \$500 Meter: _____

SERVICE AGREEMENT

- I. **PURPOSE.** The Town of Fairview is responsible for protecting the drinking water supply from contamination or pollution, which could result from improper private water distribution system construction or configuration. The purpose of this service agreement is to notify each customer of the plumbing restrictions, which are in place to provide this protection. The utility enforces these restrictions to ensure the public health and welfare. Each customer must sign this agreement before the Town of Fairview will begin service. In addition, when service to an existing connection has been suspended or terminated, the water system will not re-establish service unless it has a signed copy of this agreement.
- II. **RESTRICTIONS.** The following unacceptable practices are prohibited by State regulations.
 - A. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public water system by an air-gap or an appropriate backflow prevention device. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply shall be eliminated at the service connection by the installation of an air-gap or a reduced pressure-zone backflow prevention device.
 - B. No connection which allows water to be returned to the public drinking water supply is permitted.
 - C. No pipe or pipe fitting which contains more than 8.0% lead may be used for the installation or repair of plumbing at any connection which provides water for human use.
 - D. No solder or flux which contains more than 0.2% lead can be used for the installation or repair of plumbing at any connection which provides water for human use.
- III. **SERVICE AGREEMENT.** The following are the terms of the service agreement between the Town of Fairview (Water System) and Customer.
 - A. The Water System will maintain a copy of this agreement as long as the Customer and/or the premise are connected to the Water System.
 - B. The Customer shall allow his property to be inspected for possible cross-connections and other potential contamination hazards. These inspections shall be conducted by the Water System or its designated agent prior to initiating new water service; when there is reason to believe that cross-connections or other potential contamination hazards exist; or after any major changes to the water distribution. The inspections shall be conducted during the Water System's normal business hours.
 - C. The Water System shall notify the Customer in writing of any cross-connection or other potential contamination hazard which has been identified during the initial inspection or the periodic re-inspection.
 - D. The Customer shall immediately remove or adequately isolate any potential cross-connections or other potential contamination hazards on his premises.
 - E. The Customer shall, at his expense, properly install, test, and maintain any backflow prevention device required by the Water System. Copies of all testing and maintenance records shall be provided to the Water System.
- IV. **ENFORCEMENT.** If the Customer fails to comply with the terms of the Service Agreement, the Water System shall, at its option, terminate service or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this agreement shall be billed to the customer.

Customer Signature: _____ Date: _____

CONTRACTOR RESOURCE FOR NEW METER SETS

METER SET STANDARDS

The meter location is reading for meter installation when the below meter set standards are met:

- Builder will prepare meter set hole dimension at a minimum, 2ft wide, 1 ft deep, at curb height
- Builder must ensure that the location is marked, or that a trash receptacle with visible address must be present for meter installation.
- Brick or Stone must be provided to support the meter box
- Meter box with plastic lid must be provided onsite for meter installation. Metal lids are no longer permitted due to new meter technology interference.
- Meter location should be clean with no standing water or mud with curb stop exposed for meter installation.
- Original soil only should be used in the meter box at the curb. Sand is not an acceptable filler.

METER BOX INSPECTIONS

- Public Works will inspect the meter box and lid, curb stop, meter base and register and the meter tail installed prior to performing the regular requested installation
- Builder shall ensure that the meter box lid is in an open position for inspection of the water meter by the building inspector at the plumbing rough inspection
- Builder will ensure all meter set standards are fulfilled
- Meter box shall be set at curb height
- A solid brick or stone layer shall be provided to support the meter box
- Meter box must be level, including meter support
- Back fill the meter box as needed to secure placement
- 1-inch layer of gravel is required in the bottom of the box under the meter to reduce mud accumulation and interference of the meter technology
- Water meter area must remain clean and uncovered throughout the construction process

METER SET ASSOCIATED FEES

- Damage to City Property -All damage to the meter, meter register, box and/or lid are the responsibility of the builder and billable to the builder.**
- A return trip fee may be assessed for each incidence that Town of Fairview Utility Billing department received an installation request but the meter location did not meet specifications.**



Table 2: Service Unit Equivalency Table for Commonly Used Meters**Water**

Meter Size*	Maximum Continuous Operating Capacity (GPM)**	Service Unit Equivalent	Maximum Assessable Fee (\$)
5/8"x 3/4" PD	10	1	1,175
3/4" PD	15	1.5	1,763
1" PD	25	2.5	2,938
1 1/2" PD	50	5	5,875
2" PD	80	8	9,400
2" Compound	80	8	9,400
2" Turbine	160	16	18,800
3" Compound	175	17.5	20,563
3" Turbine	350	35	41,125
4" Compound	300	30	35,250
4" Turbine	650	65	76,375
6" Compound	675	67.5	79,313
6" Turbine	1,400	140	164,500
8" Compound	900	90	105,750
8" Turbine	2,400	240	282,000
10" Turbine	3,500	350	411,250

* PD = Positive Displacement Meter (Typical Residential Meter)

** Operating capacities obtained from American Water Works (AWWA) C-700, C-701 & C-702

Table 2 (Cont'd)**Sewer**

Meter Size*	Maximum Continuous Operating Capacity (GPM)**	Service Unit Equivalent	Maximum Assessable Fee (\$)
5/8"x 3/4" PD	10	1	810
3/4" PD	15	1.5	1,215
1" PD	25	2.5	2,025
1 1/2" PD	50	5	4,050
2" PD	80	8	6,480
2" Compound	80	8	6,480
2" Turbine	160	16	12,960
3" Compound	175	17.5	14,175
3" Turbine	350	35	28,350
4" Compound	300	30	24,300
4" Turbine	650	65	52,650
6" Compound	675	67.5	54,675
6" Turbine	1,400	140	113,400
8" Compound	900	90	72,900
8" Turbine	2,400	240	194,400
10" Turbine	3,500	350	283,500

* PD = Positive Displacement Meter (Typical Residential Meter)

** Operating capacities obtained from American Water Works (AWWA) C-700, C-701 & C-702

APPENDIX A

Table 1 Land Use/ Vehicle-Mile Equivalency Table

ALL LAND USES INCLUDING RESIDENTIAL AND COMMERCIAL AND ALL OTHERS SHALL USE \$549 PER VEHICLE-MILE

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	NHTS Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-MI Per Dev-Unit
PORT AND TERMINAL											
Truck Terminal	030	1,000 SF GFA	1.87			1.87	14.65	50%	7.33	5.00	9.35
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.65			0.65	14.65	50%	7.33	5.00	3.25
Industrial Park	130	1,000 SF GFA	0.34			0.34	14.65	50%	7.33	5.00	1.70
Warehousing	150	1,000 SF GFA	0.18			0.18	14.65	50%	7.33	5.00	0.90
Mini-Warehouse	151	1,000 SF GFA	0.15			0.15	14.65	50%	7.33	5.00	0.75
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	0.94			0.94	9.79	50%	4.90	4.90	4.60
Multi-Family Housing (Low-Rise)	220	Dwelling Unit	0.51			0.51	9.79	50%	4.90	4.90	2.49
Multi-Family Housing (Mid-Rise)	221	Dwelling Unit	0.39			0.39	9.79	50%	4.90	4.90	1.91
Multi-Family Housing (High-Rise)	222	Dwelling Unit	0.32			0.32	9.79	50%	4.90	4.90	1.56
Residential Condominium/Townhome	220	Dwelling Unit	0.51			0.51	9.79	50%	4.90	4.90	2.49
Senior Adult Housing - Single-Family	251	Dwelling Unit	0.30			0.30	9.79	50%	4.90	4.90	1.47
Senior Adult Housing - Multi-Family	252	Dwelling Unit	0.25			0.25	9.79	50%	4.90	4.90	1.22
Assisted Living	254	Beds	0.24			0.24	9.79	50%	4.90	4.90	1.17
LODGING											
Hotel	310	Room	0.59			0.59	6.43	50%	3.22	3.22	1.89
Motel / Other Lodging Facilities	320	Room	0.36			0.36	6.43	50%	3.22	3.22	1.15
RECREATIONAL											
Golf Driving Range	432	Tee	1.25			1.25	7.86	50%	3.93	3.93	4.91
Golf Course	430	Acre	0.28			0.28	7.86	50%	3.93	3.93	1.10
Recreational Community Center	495	1,000 SF GFA	2.50			2.50	7.86	50%	3.93	3.93	9.82
Ice Skating Rink	465	1,000 SF GFA	1.33			1.33	7.86	50%	3.93	3.93	5.22
Miniature Golf Course	431	Hole	0.33			0.33	7.86	50%	3.93	3.93	1.29
Multiplex Movie Theater	445	Screens	13.96			13.96	7.86	50%	3.93	3.93	\$4.86
Racquet / Tennis Club	491	Court	3.82			3.82	7.86	50%	3.93	3.93	15.01
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.49			0.49	8.31	50%	4.16	4.16	2.03
Day Care Center	565	1,000 SF GFA	11.12	44%	C	6.23	3.49	50%	1.75	1.75	10.90
Primary/Middle School (1-8)	522	Students	0.15			0.15	3.49	50%	1.75	1.75	0.26
High School (9-12)	525	Students	0.14			0.14	3.49	50%	1.75	1.75	0.24
Junior / Community College	540	Students	0.11			0.11	10.44	50%	5.22	5.00	0.55
University / College	550	Students	0.15			0.15	10.44	50%	5.22	5.00	0.75
MEDICAL											
Clinic	630	1,000 SF GFA	3.69			3.69	9.85	50%	4.93	4.93	18.19
Hospital	610	1,000 SF GFA	0.86			0.86	9.85	50%	4.93	4.93	4.23
Nursing Home	620	Beds	0.14			0.14	9.85	50%	4.93	4.93	0.69
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	3.53	30%	B	2.47	9.85	50%	4.93	4.93	12.17
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.30			1.30	14.65	50%	7.33	5.00	6.50
General Office Building	710	1,000 SF GFA	1.44			1.44	14.65	50%	7.33	5.00	7.20
Medical-Dental Office Building	720	1,000 SF GFA	3.93			3.93	9.85	50%	4.93	4.93	19.37
Single Tenant Office Building	715	1,000 SF GFA	1.76			1.76	14.65	50%	7.33	5.00	8.80
Office Park	750	1,000 SF GFA	1.30			1.30	14.65	50%	7.33	5.00	6.50

Key to Source of Pass-by Rates:

A: ITE Trip Generation Handbook 3rd Edition (September 2017)

B: Estimated by KIMBY-HORN based on ITE rates for similar categories

C: 2021 Pass-By Tables for ITE Trip Gen Appendixes

Table 1 (cont'd)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PA)	Pass-by Rate	Pass-by Source	Trip Rate	NHTS Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-MI Per Dev-Unit
COMMERCIAL											
Automobile Related											
Automobile Core Center	942	1,000 SF Occ. GLA	3.11	40%	B	1.87	4.45	50%	2.23	2.23	4.17
Automobile Parts Sales	843	1,000 SF GFA	4.90	43%	A	2.79	4.45	50%	2.23	2.23	6.22
Gasoline/Service Station	944	Vehicle Fueling Position	13.91	42%	A	8.07	1.20	50%	0.60	0.60	4.84
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	18.42	56%	B	8.10	1.20	50%	0.60	0.60	4.86
New and Used Car Sales	841	1,000 SF GFA	3.75	20%	B	3.00	4.45	50%	2.23	2.23	6.69
Quick Lubrication Vehicle Shop	941	Servicing Positions	4.85	40%	B	2.91	4.45	50%	2.23	2.23	6.48
Self-Service Car Wash	947	Wash Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Car Wash and Detail Center	949	Wash Stalls	13.60	40%	B	8.16	1.20	50%	0.60	0.60	4.89
Tire Store	848	1,000 SF GFA	3.75	25%	C	2.81	4.45	50%	2.23	2.23	6.26
Dining											
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	33.03	50%	A	16.52	5.64	50%	2.82	2.82	46.58
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	33.21	50%	B	16.61	5.64	50%	2.82	2.82	46.84
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.05	43%	A	5.16	6.07	50%	3.04	3.04	15.68
Fine Dining Restaurant	931	1,000 SF GFA	7.80	44%	A	4.37	6.07	50%	3.04	3.04	13.28
Fast Casual Restaurant	930	1,000 SF GFA	12.55	43%	A	7.15	6.07	50%	3.04	3.04	21.73
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	38.99	70%	A	11.70	4.53	50%	2.27	2.27	26.55
Other Retail											
Free-Standing Retail Store	815	1,000 SF GFA	4.86	20%	C	3.89	5.60	50%	2.80	2.80	10.89
Nursery (Garden Center)	817	1,000 SF GFA	6.94	30%	B	4.86	5.60	50%	2.80	2.80	13.60
Home Improvement Superstore	862	1,000 SF GFA	2.29	48%	A	1.19	5.60	50%	2.80	2.80	3.33
Pharmacy/Drugstore	881	1,000 SF GFA	10.25	49%	A	5.23	5.60	50%	2.80	2.80	14.64
Shopping Center	820	1,000 SF GLA	3.40	34%	A	2.24	5.60	50%	2.80	2.80	6.27
Supermarket	850	1,000 SF GFA	8.95	24%	C	4.80	5.60	50%	2.80	2.80	19.04
Toy/Children's Superstore	864	1,000 SF GFA	5.00	30%	B	3.50	5.60	50%	2.80	2.80	9.80
Department Store	875	1,000 SF GFA	1.95	30%	B	1.37	5.60	50%	2.80	2.80	3.83
SERVICES											
Walk-in Bank	911	1,000 SF GFA	12.13	40%	B	7.28	4.45	50%	2.23	2.23	16.23
Drive-in Bank	912	Drive-In Lanes	27.07	47%	A	14.35	4.45	50%	2.23	2.23	32.00
Hair Salon	918	1,000 SF GLA	1.45	30%	B	1.02	4.45	50%	2.23	2.23	2.27

Key to Sources of Pass-by Rates:

- A: ITE Trip Generation Handbook 3rd Edition (September 2017)
- B: Estimated by Kinley-Horn based on ITE rates for similar categories
- C: 2021 Pass-By Tables for ITE TripGen Appendix



OUTDOOR LIGHTING CONFORMANCE CERTIFICATION

(This form covers all outdoor lighting excluding street lights and parking lot lights)

Town of Fairview Lighting Regulations

- Article 3.14 of the Town of Fairview Code of Ordinances
- Article 5 of the Commercial Plan Development District (CPDD) Standards and Guidelines (Adopted by Ordinance 2014-9-11B, as amended)

Please check if residential or commercial:

- Residential Commercial

Fairview Address:

Please check the correct lighting district (Map located on page 3):

- District 1 District 2

If in District 1, Article 3.14 of the Town of Fairview Code of Ordinances and Article 5 of the CPDD Standards and Guidelines requires the following (check the following if compliant):

- All exterior lighting fixture details have been submitted to the Town of Fairview for review and have been approved Article
- Lighting glare from any lighting source will not be directly visible from public view or from a residential unit and a maximum average of 1-foot candle at residential property lines has not been exceeded
- All fixtures are full cutoff. Any proposed fixtures not meeting the full cutoff requirement must be approved by minor warrant. All outdoor lighting fixtures approved by minor warrant shall not exceed 20,000 lumens per developed acre
- Lighting levels conform with standards established in Article 3.14 of the Town of Fairview Code of Ordinances and Article 5 of the CPDD Standards and Guidelines
- Lighting elements do not include flood, cobra head (unless LED), HID – mercury vapor and sodium vapor, high pressure sodium and fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures)
- All other applicable provisions of Article 3.14 of the Town of Fairview Code of Ordinances and Article 5 of the CPDD Standards and Guidelines have been met on this site

If in District 2, Article 3.14 of the Town of Fairview Code of Ordinances requires the following (check the following if compliant):

- All exterior lighting fixture details have been submitted to the Town of Fairview for review and have been approved
- All outdoor lighting fixtures have been designed, located, installed, aimed downward or towards structures, retro fitted if necessary, and maintained in order to prevent glare, light trespass, and light pollution
- Light trespass at property lines does not exceed the maximum of 0.20-foot candles
- Light fixtures conform with shielding requirements applicable to fully shielded, partially shielded, and unshielded
- Lighting levels conform with standards established in Article 3.14 of the Town of Fairview Code of Ordinances
- All lamp types for new security lights are LED, metal halide, high-pressure sodium or low-pressure sodium. Security lights intended to illuminate a perimeter (such as a fence line) shall include motion sensors and be designed to be off unless triggered by an intruder located within five feet of the perimeter. The zone of activation sensors must be within the property boundaries of the property wishing to be illuminated.
- A maximum limit of 50,000 lumens per developed acre for all lighting irrespective of shielding conditions has not been exceeded. Unshielded and partially shielded lighting are limited to a maximum of 10,000 lumens per developed acre
- All floodlighting, that is not motion activated, is full cutoff or permanently directed downward
- Upward lighting is used in the form of one narrow cone spotlight for flags, statues, public art or other objects of interest that cannot be illuminated with down-lighting
- All other applicable provisions of Article 3.14 of the Town of Fairview Code of Ordinances have been met on this site

I, _____, do hereby certify that the exterior lighting
 printed name

meets or exceeds the outdoor lighting standards of the Fairview Code of Ordinances.

Signature: _____ Date: _____

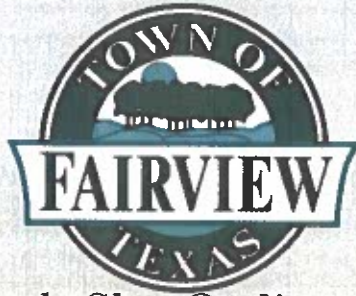
STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____,

20_____, by _____

 Notary Public State of Texas



Dark Sky Ordinance

Fairview is dedicated to preserving the idyllic natural setting of this region. In 2006, we adopted a series of restrictions and guidelines designed to limit glare, reduce unnecessary light and control other light pollution. Our Dark Sky Ordinance helps to ensure adequate lighting only where it is needed in order to reduce spillover light between properties, increase safety for travelers and increase aesthetic value for our town. Our residents are able to take full advantage of a starry sky surrounded by plenty of nature, an experience unique to other cities in the DFW area.

Purpose and Intent: To regulate the installation and use of outdoor lighting fixtures in the town. This will improve night-time public safety, utility and security by restricting the night-time emission of light rays. These emissions are sources of light that trespass and cause unnecessary glare which are detrimental to the safety and security of persons, property and vehicular traffic.

Below is a compressed checklist for District 1 to act as an aid in compliance and not to replace or severe any of the requirements of Chapter 3 Building Regulations, Article 5 of the Commercial Plan Development District (CPDD) Standards and Guidelines, hereon referred to as the CPDD Security and Guidelines:

- Lighting glare from any lighting source will not be directly visible from public view or from a residential unit and a maximum average of 1-foot candle at residential property lines has not been exceeded
- All fixtures are full cutoff. Any proposed fixtures not meeting the full cutoff requirement must be approved by minor warrant. All outdoor lighting fixtures approved by minor warrant shall not exceed 20,000 lumens per developed acre
- Lighting levels conform with standards established in Article 3.14 of the Town of Fairview Code of Ordinances and Article 5 of the CPDD Standards and Guidelines
- Lighting elements do not include flood, cobra head (unless LED), HID - mercury vapor and sodium vapor, high pressure sodium and fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures)

Below is a compressed checklist for District 2 to act as an aid in compliance and not to replace or severe any of the requirements of Chapter 3 Building Regulations, Article 3.14 of the Town of Fairview Code of Ordinances:

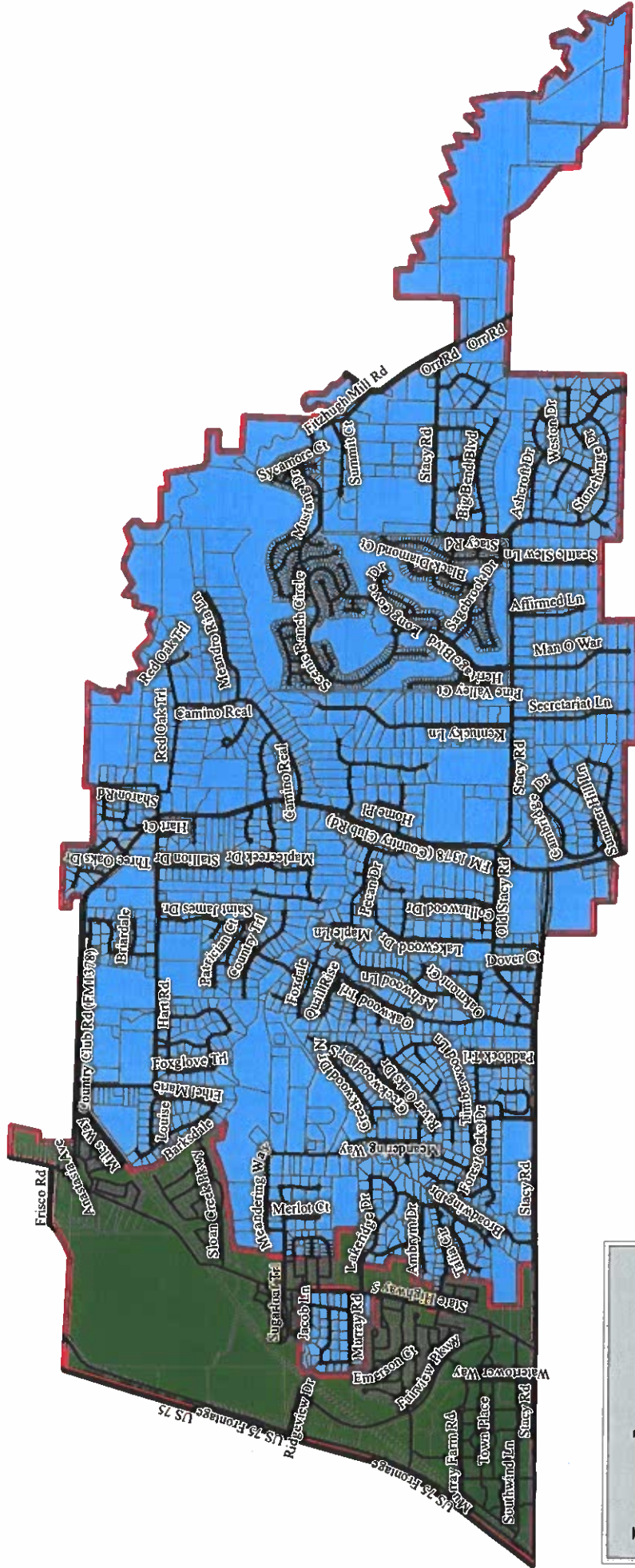
- All outdoor lighting fixtures have been designed, located, installed, aimed downward or towards structures, retro fitted if necessary, and maintained in order to prevent glare, light trespass, and light pollution
- Light trespass at property lines does not exceed the maximum of 0.20-foot candles
- Light fixtures conform with shielding requirements applicable to fully shielded, partially shielded, and unshielded
- Lighting levels conform with standards established in Article 3.14 of the Town of Fairview Code of Ordinances
- All lamp types for new security lights are LED, metal halide, high-pressure sodium or low-pressure sodium. Security lights intended to illuminate a perimeter (such as a fence line) shall include motion sensors and be designed to be off unless triggered by an intruder located within five feet of the perimeter. The zone of activation sensors must be within the property boundaries of the property wishing to be illuminated.
- A maximum limit of 50,000 lumens per developed acre for all lighting irrespective of shielding conditions has not been exceeded. Unshielded and partially shielded lighting are limited to a maximum of 10,000 lumens per developed acre
- All floodlighting, that is not motion activated, is full cutoff or permanently directed downward
- Upward lighting is used in the form of one narrow cone spotlight for flags, statues, public art or other objects of interest that cannot be illuminated with down-lighting
- Accent lighting may shine upward if the light is contained by the structure and the lamps are low intensity

OUTDOOR LIGHTING STANDARDS ARE DIFFERENT FOR DISTRICT 1 AND 2, BE SURE AND CHECK WHICH STANDARDS APPLY TO YOUR DEVELOPMENT.

Thank you for helping Fairview maintain its beauty at night as well as the daytime country living that we have all come to enjoy.



Town of Fairview Lighting Districts



Legend

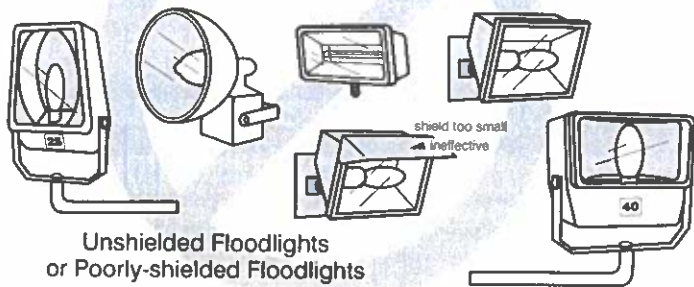
- Streets
- Fairview Parcels
- District 1
- District 2



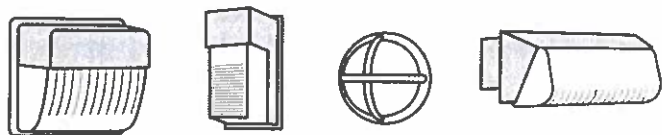
Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

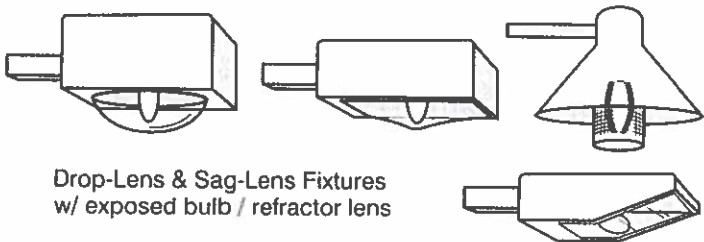
Fixtures that produce glare and light trespass



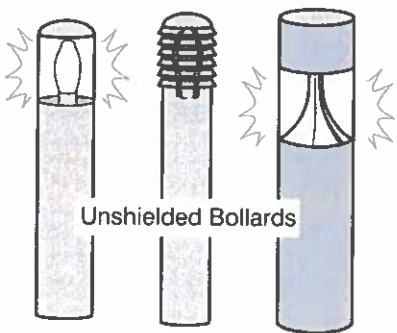
Unshielded Floodlights or Poorly-shielded Floodlights



Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures

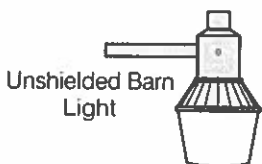


Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens

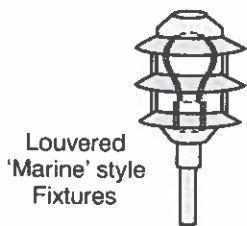


Unshielded Bollards

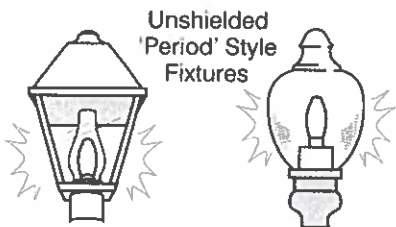
Unshielded Streetlight



Unshielded Barn Light



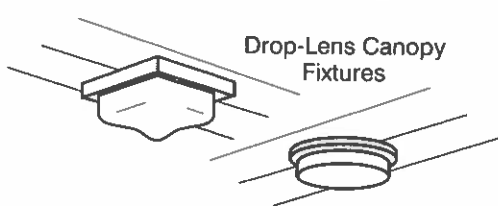
Louvered 'Marine' style Fixtures



Unshielded 'Period' Style Fixtures



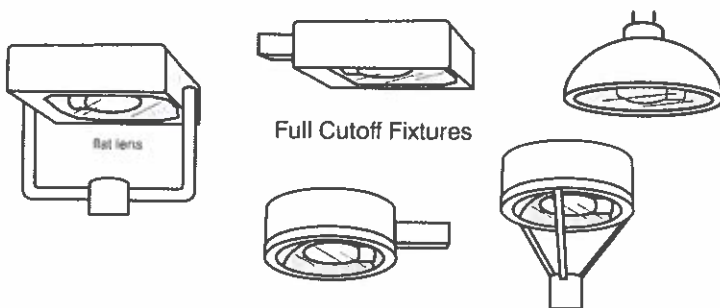
Unshielded PAR Floodlights



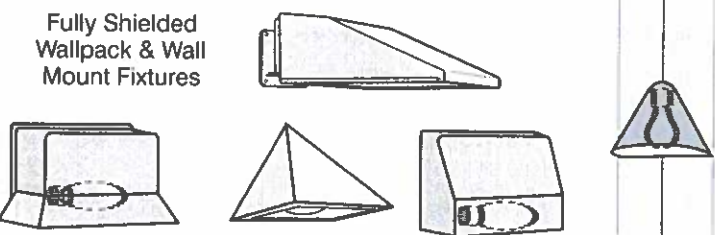
Drop-Lens Canopy Fixtures

Acceptable

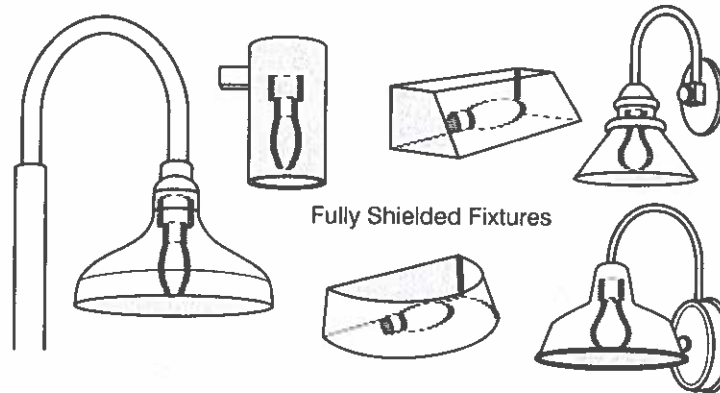
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



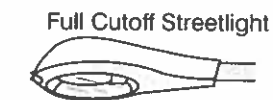
Full Cutoff Fixtures



Fully Shielded Wallpack & Wall Mount Fixtures



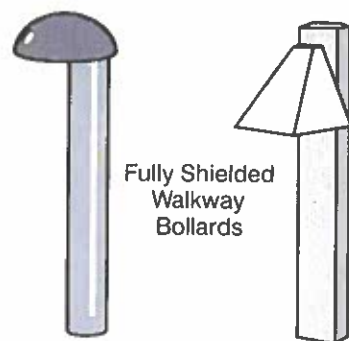
Fully Shielded Fixtures



Full Cutoff Streetlight



Fully Shielded Barn Light



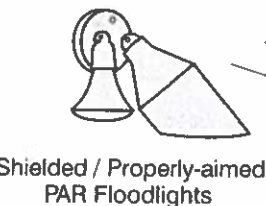
Fully Shielded Walkway Bollards



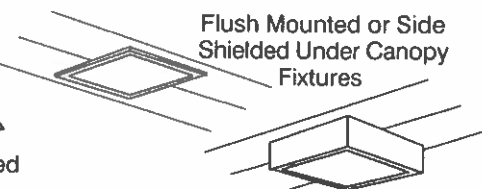
Fully Shielded Decorative Fixtures



Fully Shielded 'Period' Style Fixtures



Shielded / Properly-aimed PAR Floodlights



Flush Mounted or Side Shielded Under Canopy Fixtures



**New Residential Construction
Inspection Checklist
(Permit Pack must be onsite at time of Inspection)**

___ **T-Pole:** It can be called in at any time

___ **Plumbing Rough:** This includes yard services, water and sewer if applicable and Gas Underground. Form Board survey must be on site at time of Inspection

___ **Piers and Slab:** We will inspect the foundation for plumbing and electrical in slab. An Engineer needs to inspect the slab and provide an Engineer's Pre-Pour letter stating it was inspected and meets his design.

___ **Ufer Ground:** If using pex piping you will need to have a second means of grounding.

___ **Fire Hydro/Visual:** This inspection is done by the Fire Marshal and must be done before framing inspection. Call Travis Green at 972-886-4232

___ **Exterior wrap Inspection:** This is an optional inspection for when exterior brick or stucco needs to be done before installing the roof material. brick ties or metal lath must be installed.

___ **Frame or Seconds:** This includes framing, electric rough, plumbing top out, exterior wrap (if not inspected above), and mechanical rough. Roofing material and must be installed at this time.

___ **Energy Rough Inspection:** This inspection is done by your 3rd party energy inspector

___ **Drive Approach:** This includes Culvert (18" Min. required but may be larger if it is required by engineer)

___ **Temporary Utility:** Gas and electric, All gas outlet must be connected to appliance or shut off and cap installed. All electrical outlets need to have receptacle, light fixture, appliance installed or capped with cover.

___ **Energy Final:** This inspection is done by your 3rd party energy inspector. This inspection must be done before calling Building Final

___ **Fire Sprinkler Final:** This inspection is done by the Fire Marshal and must be done before building final inspection. Call Travis Green at 972-886-4232

___ **Building Final:** Building, Electrical, Plumbing and Mechanical finals. Must have Energy Final Compliance form (From 3rd party inspector), Engineer letter for foundation stating it was inspected and meet his/her design, Termite Letter, Final Drainage survey

To request your inspection please call the Inspection Request line at 972-886-4250 before 4:00 PM to receive your inspection the next business day If you call in your inspection on Saturday or Sunday you will not receive your inspection until Tuesday.