



COMMERCIAL BUILDER'S PACKET

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 January 2018



TOWN OF FAIRVIEW
COMMERCIAL & RESIDENTIAL CONSTRUCTION ONLY

Project Address _____ Subdivision/Lot/Block _____

Scope of Work _____

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

General Contractor (Name, Address, Phone, & Email) _____

Electrical Contractor: _____ Phone: _____

Plumbing Contractor: _____ Phone: _____

Mechanical Contractor: _____ Phone: _____

Fire Suppression Contractor: _____ Phone: _____

Fire Alarm Contractor: _____ Phone: _____

Trash Hauler Contractor: _____ (Anything over \$10,000 in valuation of work requires a listed trash hauler on your permit application. Fairview is contracted with Allied/Republic-972-422-2341. You can list anyone of your choice. If a different trash hauler is listed, there is an additional trash hauler fee of \$100.00.)

PROJECT INFORMATION

RESIDENTIAL WORK BEING DONE:

- ☐ New Residential Construction ☐ Addition/Alteration/Remodel
☐ Detached Accessory Structure ☐ Residential Demo

TYPE:

- ☐ SFR(Detached) ☐ Townhome/Duplex (Attached)

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

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**

FEES:

PLAN REVIEW FEES	\$ _____	ELECTRICAL TRADE FEE	\$ _____
PERMIT FEES	\$ _____	PRO RATA FEE (IF APPLICABLE)	\$ _____
FIRE FEES	\$ _____	TRASH HAULER FEE	\$ _____
C/O	\$ _____	WATER IMPACT FEE	\$ _____
PLUMBING TRADE FEE	\$ _____	ROAD IMPACT FEE	\$ _____
MECHANICAL TRADE FEE	\$ _____	SEWER IMPACT FEE	\$ _____
NEW CONCRETE PAD 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 _____

TOWN OF FAIRVIEW, 372 TOWN PLACE, FAIRVIEW, TEXAS 75069, 972-562-0522

AUTOMATED INSPECTION LINE: 972-886-4250

JULY 2019



Certificate of Occupancy Application

Permit No. _____

Name of Business, DBA: _____

Business Address: _____ Suite: _____ Zip: _____

Business Contact/Owner Name: _____ Business Owner Phone#: _____

Business Contact Phone#: _____ Business Contact Email: _____

Check Applicable Box: ☐ Change of Occupancy ☐ Change of Name ☐ Change of Ownership

Primary Use of the Building (Be Specific): _____ # of Employees _____

Total Occupied Area in Sq. Ft. _____ Business Hours _____ Fire Sprinkler? Yes No

****Please provide a copy of your Texas Sales & Use Tax Permit when submitting****

Sales Tax # _____

Does your occupancy involve any of the following?

- ☐ Alcoholic Beverages ☐ Coin Operated Games (8 Liners, Etc. How many?) ☐ Daycare
☐ Semi-Conductor ☐ Compressed Gasses ☐ Explosives/Ammunition/Fireworks
☐ Reclaiming Waste Materials ☐ Assisted Medical Care Office (More than 5 Patients)
☐ Spray Painting ☐ Welding or Open Flame ☐ Woodworking/Dust Producing Equipment
☐ Other Hazards (Specify) _____ ☐ Food and/or Beverage processing, Storage or Sales
☐ 12 Ft. Height (Inside Building) ☐ Outdoor Vehicle Service/Garage Vehicle Repair
☐ Poisonous or Hazardous Chemicals/Acids ☐ Flammable Liquids or Gases Outdoor Storage or Display (30 Gallons or More Only)

*****Before we will release the C/O, please provide the Required initial/annual Backflow/RPZ testing report (if applicable) *****

NOTICE TO APPLICANT:

It is punishable by a fine up to \$2000.00 to operate a business or to use or occupy land or buildings (other than single family-duplex dwellings) without first having obtained a Certificate of Occupancy. If it is necessary to make more than one inspection, all reinspection's will result in a \$50.00 red tag fee, that will need to be paid before reinspection. Places where alcoholic beverages are sold, amusement centers, food service establishments, and massage establishments must also obtain a separate license with the State of Texas before issuance of the Certificate of Occupancy. Before a certificate of occupancy can be issued, the building or proposed use must comply with all building and health laws and ordinances and the City's zoning regulations. Any certificate of occupancy issued based on incorrect information supplied on this application can be revoked at any time. Signature of the occupant's agent constitutes approval for the city employees to enter the property for necessary inspections. I, the occupant, understand that I cannot operate a business or use or occupy the building without first obtaining a Certificate of Occupancy. I understand further that if this application is approved, the Certificate holder is responsible for abiding by all laws, ordinances, and regulations of the Town of Fairview, and that the Certificate holder will maintain the terms, conditions, and covenants of any site plan affecting the premises.

Applicant Name Printed _____

Signature of Applicant _____

Date _____

Approved by _____

Date _____



**Texas Commission on Environmental Quality
Form TCEQ-20700 - Instructions**

General Instructions:

The purpose of form TCEQ-20700 Backflow Prevention Assembly Test and Maintenance Report (T&M Form) is to document the results of testing a backflow prevention assembly. The form can be completed in one of two ways:

1. The form can be printed and completed by hand, or
2. The form can be completed electronically through an electronic medium (tablet, laptop computer, etc.). The yellow areas on the form can be completed electronically.

NOTE: The form is intended to be completed on-site while testing is occurring. If the form is completed electronically, the electronic device must also be on-site for proper use of this form.

The form must be printed and signed by the Licensed Tester that performed the work, unless TCEQ approved electronic recording keeping is in use. The hardcopy original must be provided to the Public Water System (PWS) as specified in *Title 30 of the Texas Administrative Code 290.44(h)(4)(c)*.

Specific Instructions:

Please follow the instructions below when completing form TCEQ-20700:

1. Check boxes: If completing the form electronically, all check boxes can be selected to make the desired indication. Selecting a box will insert an "X" in the box.
2. When performing the test, if the "Initial Test" yields acceptable results, do not complete the "Repairs and Materials Used**" or "Test After Repairs" rows on the form.
3. Remarks: If completing the form electronically, the "Remarks" section of the form is expandable, which means the final report can be more than one page. All pages of the T&M Report must be submitted to the water system.
4. Testing completed by a licensed tester must be documented on one form. Any follow-up testing performed by a different tester must be documented on a separate form.

Things to remember:

1. Differential pressure gauges:
 - a. In order to prevent contamination, gauges used on potable water backflow prevention assemblies must **not** be used to test non-potable backflow prevention assemblies.
 - b. Gauges need to be tested for accuracy annually and that date plus the serial number and other gauge information must be correctly recorded on the form. This allows Public water systems to ensure that the gauges are in compliance.
2. Annual testing of backflow prevention assemblies (those installed to protect against health hazards) or differential pressure gauges is to occur no more than 12 months from the last test date.
3. A tester's license is based on the testing procedures described in the University of Southern California's 10th edition manual. These procedures are expected to be used when testing backflow prevention assemblies.
4. Type II assemblies: This form can only accommodate a Type II assembly with a single check bypass.

Texas Commission on Environmental Quality
BACKFLOW PREVENTION ASSEMBLY TEST AND MAINTENANCE REPORT

The following form must be completed for each assembly tested. A signed and dated original must be submitted to the public water supplier for recordkeeping *purposes:

NAME OF PWS:	
PWS ID#:	
PWS MAILING ADDRESS:	
PWS CONTACT PERSON:	
ADDRESS OF SERVICE:	

The backflow prevention assembly detailed below has been tested and maintained as required by commission regulations and is certified to be operating within acceptable parameters.

TYPE OF BACKFLOW PREVENTION ASSEMBLY (BPA):

<input type="checkbox"/> Reduced Pressure Principle (RPBA)	<input type="checkbox"/> Reduced Pressure Principle-Detector (RPBA-D) Type II <input type="checkbox"/>
<input type="checkbox"/> Double Check Valve (DCVA)	<input type="checkbox"/> Double Check-Detector (DCVA-D) Type II <input type="checkbox"/>
<input type="checkbox"/> Pressure Vacuum Breaker (PVB)	<input type="checkbox"/> Spill-Resistant Pressure Vacuum Breaker (SVB)

Manufacturer:	Main:	Bypass:	Size:	Main:	Bypass:
Model Number:	Main:	Bypass:	BPA Location:		
Serial Number:	Main:	Bypass:	BPA Serves:		

Reason for test:	New <input type="checkbox"/>	Existing <input type="checkbox"/>	Replacement <input type="checkbox"/>	Old Model/Serial #
Is the assembly installed in accordance with manufacturer recommendations and/or local codes?				<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the assembly installed on a non-potable water supply (auxiliary)?				<input type="checkbox"/> Yes <input type="checkbox"/> No

TEST RESULT	Reduced Pressure Principle Assembly (RPBA)			Type II Assembly	PVB & SVB	
PASS <input type="checkbox"/>	DCVA		Relief Valve	Bypass Check	Air Inlet	Check Valve
FAIL <input type="checkbox"/>	1 st Check	2 nd Check***				
Initial Test	Held at ____ psid	Held at ____ psid	Opened at ____ psid	Held at ____ psid	Opened at ____ psid	Held at ____ psid
Date:	Closed Tight <input type="checkbox"/>	Closed Tight <input type="checkbox"/>	psid	Closed Tight <input type="checkbox"/>	Did not open <input type="checkbox"/>	psid
Time:	Leaked <input type="checkbox"/>	Leaked <input type="checkbox"/>	Did not open <input type="checkbox"/>	Leaked <input type="checkbox"/>	Did it fully open (Yes <input type="checkbox"/> /No <input type="checkbox"/>)	Leaked <input type="checkbox"/>
Repairs and Materials Used**	Main:					
	Bypass:					
Test After Repair	Held at ____ psid	Held at ____ psid	Opened at ____ psid	Held at ____ psid	Opened at ____ psid	Held at ____ psid
Date:	Closed Tight <input type="checkbox"/>	Closed Tight <input type="checkbox"/>	psid	Closed Tight <input type="checkbox"/>		
Time:						

*** 2nd check: numeric reading required for DCVA only

Differential pressure gauge used:	Potable: <input type="checkbox"/>	Non-Potable: <input type="checkbox"/>
Make/Model:	SN:	Date tested for accuracy :

Remarks:	

Company Name:		Licensed Tester Name (Print/Type):	
Company Address:		Licensed Tester Name (Signature):	
Company Phone #:		BPAT License #	
		License Expiration Date:	

The above is certified to be true at the time of testing.

* TEST RECORDS MUST BE KEPT FOR AT LEAST THREE YEARS [30 TAC §290.46(B)]

** USE ONLY MANUFACTURER'S REPLACEMENT PARTS

TEXAS SALES AND USE TAX PERMIT

Example of Texas Sales and Use Tax Permit:

TEXAS SALES AND USE TAX PERMIT
This permit is not transferable, and this side must be prominently displayed in your place of business.

Merchants: A copy of this permit does not replace a resale or exemption certificate. You will be responsible for sales tax unless you have a valid resale or exemption certificate.

TAXPAYER NAME: BUSINESS LOCATION NAME: ADDRESS: CITY: STATE: ZIP: TX [REDACTED]

SALES AND USE TAX

NAICS CODE: [REDACTED] **DESCRIPTION ON NEXT LINE:** [REDACTED]

Electronic Shopping

WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:

CITY: [REDACTED] **EFF:** 02/01/2012

TRANSIT: [REDACTED] **EFF:** 02/01/2012

First business date: 02/01/2012

SUSAN COMBS
Comptroller of Public Accounts

The permit displays the following information:

- Taxpayer Name: Legal Entity Name
- Business Location Name: Legal Entity Name or Store Name
- Physical Location: Location Address in Fairview

State of Texas Sales Tax Number vs. Federal EIN:

- A Texas Sales Tax Permit is an 11-digit number issued by the State of Texas in the format of 1-23-4567890-1
- A Federal Tax Identification Number (FEIN) is a 9-digit number issued to businesses by the IRS in the format 12-3456789 and is issued on Form
- These numbers are not the same, and both numbers may be required for someone to do business.

For questions see <https://comptroller.texas.gov> and search Sales Tax Permit Requirements.



COMMERCIAL PLAN SUBMITTAL
CURRENT CODES: 2012 IBC AND 2011 NEC

1. Site Plan-2 sets
 - a. Complete address
 - b. North arrow
 - c. Footprint of building
 - d. Setbacks to all property lines
 - e. All easements
2. Construction Plans-2 sets
 - a. Framing plans
 - b. Engineered foundation plans with letter
 - c. Floor plans
 - d. Elevation plans
 - e. Electrical and plumbing plans
3. Certificate of Occupancy application w/ included proof of Sales Tax Certificate submitted by the tenant
4. Square footage breakdown
5. Value of construction
6. Asbestos Removal Form (Commercial Remodels/Commercial Demo/Some Finish Out Projects)
7. Flash Drive

****The time frame for a commercial 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 of our 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. ****



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.



TOWN OF FAIRVIEW COMMERCIAL PERMIT REQUIREMENTS

PLANS SUBMITTAL:

1. Two (2) copies of the following are required. They must be submitted along with a completed application form and the required plan review fee.
2. Site plan, including complete address and dimensions and location of the structure relative to all property lines, building lines, and easements.
3. 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.
4. Fire suppression plans for any commercial structure of 1,000 square feet or greater.
5. Registration of general contractor, as well as, subcontractor's registration
6. 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 Allied. You can list Allied; or you can list any hauler of your choice for a trash hauler fee per application.
7. Flash drive
8. The Certificate of Occupancy application along with a copy of the Sales Tax Certificate will need to be turned in, before we will release the final C/O on all Finish Out projects and some New Construction projects that include tenants.

FEES:

1. Plan review fee: 10% of the cost of the building permit fee
2. Health Plan Review Fee (if applicable): \$300.00
3. Health Inspection Fee (if applicable): \$200.00
4. 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

5. Permit fee:
New Construction/Remodels/Finish Out:

Minimum fee	\$1,200.00
1-10,000 SF	\$0.78/SF
10,001-50,000 SF	\$7,800 + \$0.65/SF over 10,000 SF
>50,000 SF	\$33,800.00 + \$0.55/SF over 50,000 SF

6. Trade Fees:
 - Electrical Trade \$25.00
 - Mechanical Trade \$25.00
 - Plumbing Trade \$25.00
7. Trash Hauler Fee \$100.00(if anyone other than Allied is listed on your permit application)
8. Certificate of Occupancy \$100.00

***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)**

EXHIBIT A

TABLE 1

WATER IMPACT FEES - ADOPTED JAN. 1, 2016
(50% of Maximum Recoverable Costs)

METER SIZE	TYPE	FEE
5/8"x3/4"	PD	\$1,457
3/4"	PD	\$2,185
1"	PD	\$3,641
1 1/2"	PD	\$7,283
2"	PD	\$11,652
2"	CMPD	\$11,652
2"	TURB	\$23,304
3"	CMPD	\$25,489
3"	TURB	\$50,978
4"	CMPD	\$43,695
4"	TURB	\$94,673
6"	CMPD	\$98,314
6"	TURB	\$203,910
8"	CMPD	\$131,085
8"	TURB	\$349,561
10"	TURB	\$509,776

PD Positive Displacement Meter (Typical Residential Meter)
 CMPD Compound Meter
 TURB Turbine Meter

SEWER IMPACT FEES - ADOPTED JAN. 1, 2016
(40% of Maximum Recoverable Costs)

METER SIZE	TYPE	FEE
5/8"x3/4"	PD	\$1,736
3/4"	PD	\$2,604
1"	PD	\$4,340
1 1/2"	PD	\$8,681
2"	PD	\$13,889
2"	CMPD	\$13,889
2"	TURB	\$27,778
3"	CMPD	\$30,382
3"	TURB	\$60,763
4"	CMPD	\$52,082
4"	TURB	\$112,846
6"	CMPD	\$117,189
6"	TURB	\$243,053
8"	CMPD	\$156,248
8"	TURB	\$416,662
10"	TURB	\$607,632

Note: Town has adopted \$1,457 per water service unit, \$1,736 per wastewater service unit

TABLE 2

Notes: ROAD IMPACT FEES - ADOPTED DEC. 1, 2015

- RESIDENTIAL - (50% of Maximum Recoverable Costs) \$730 per Vehicle-Mile
- ALL OTHERS - (25% of Maximum Recoverable Costs) \$365 per Vehicle-Mile

Town of Fairview Roadway Impact Fee Update

Table 3.8 Land Use / Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITS Land Use Code	Development Unit	Trip Gen Rate (PS)	Pass-by Rate	Pass-by Score	Trip Rate	MTIS Trip Length (mi)	Adj. For O-B	Adj. Trip Length (mi)	Max Trip Length (mi)	Vehicle-Mile Per Hour/Day
PORT AND TERMINAL											
Port Terminal	920	Acres	6.55			6.55	14.65	30%	7.33	6.00	39.30
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.97			0.97	14.65	30%	7.33	6.00	3.83
General Heavy Industrial	120	1,000 SF GFA	0.66			0.66	14.65	30%	7.33	6.00	4.88
Industrial Park	130	1,000 SF GFA	0.85			0.85	14.65	30%	7.33	6.00	3.70
Warehousing	140	1,000 SF GFA	0.77			0.77	14.65	30%	7.33	6.00	1.92
Light Warehouse	151	1,000 SF GFA	0.56			0.56	14.65	30%	7.33	6.00	7.56
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	1.00			1.00	9.79	30%	4.90	4.90	4.90
Apartment/Multi-Family	220	Dwelling Unit	0.63			0.63	9.79	30%	4.90	4.90	3.84
Attached Condominium/Townhome	230	Dwelling Unit	0.52			0.52	9.79	30%	4.90	4.90	2.83
Senior Adult Housing-Detached	241	Dwelling Unit	0.27			0.27	9.79	30%	4.90	4.90	1.31
Senior Adult Housing-Attached	252	Dwelling Unit	0.38			0.38	9.79	30%	4.90	4.90	1.21
Adapted Living	254	Dwelling Unit	0.21			0.21	9.79	30%	4.90	4.90	1.08
LODGING											
Hotel	310	Room	0.60			0.60	6.43	30%	3.22	3.22	1.92
Motel / Other Lodging Facilities	320	Room	0.47			0.47	6.43	30%	3.22	3.22	1.51
RECREATIONAL											
Golf Driving Range	432	Tea	1.25			1.25	7.86	30%	3.93	3.93	4.91
Golf Course	430	Acres	0.30			0.30	7.86	30%	3.93	3.93	1.16
Recreational Community Center	492	1,000 SF GFA	2.74			2.74	7.86	30%	3.93	3.93	10.77
Ice Skating Rink	463	1,000 SF GFA	2.36			2.36	7.86	30%	3.93	3.93	9.22
Miniature Golf Course	431	Hole	0.13			0.13	7.86	30%	3.93	3.93	1.36
Multiple Movie Theater	445	Screen	13.64			13.64	7.86	30%	3.93	3.93	13.61
Swimming Pool / Tennis Club	491	Court	3.53			3.53	7.86	30%	3.93	3.93	13.17
EDUCATIONAL											
Church	560	1,000 SF GFA	0.58			0.58	8.31	30%	4.16	4.16	2.28
Day Care Center	563	1,000 SF GFA	12.34	4.0%	6	6.81	3.49	30%	1.75	1.75	13.09
Primary/Middle School (K-8)	522	Students	0.16			0.16	3.49	30%	1.75	1.75	0.28
High School (9-12)	530	Students	0.13			0.13	3.49	30%	1.75	1.75	0.23
Junior / Community College	540	Students	0.12			0.12	10.44	30%	5.22	5.22	0.63
University / College	550	Students	0.17			0.17	10.44	30%	5.22	5.22	0.89
HEALTH											
Clinic	630	1,000 SF GFA	5.18			5.18	9.83	30%	4.92	4.92	25.34
Hospital	610	1,000 SF GFA	0.92			0.92	9.83	30%	4.92	4.92	4.38
Nursing Home	620	Bed	0.22			0.22	9.83	30%	4.92	4.92	1.88
Assisted Living/Veterinary Clinic	640	1,000 SF GFA	4.73	30%	3	3.30	9.83	30%	4.92	4.92	14.27
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.41			1.41	14.65	30%	7.33	6.00	8.48
General Office Building	710	1,000 SF GFA	1.49			1.49	14.65	30%	7.33	6.00	8.94
Medical-Related Office Building	720	1,000 SF GFA	2.37			2.37	9.83	30%	4.92	4.92	17.46
Single Tenant Office Building	715	1,000 SF GFA	1.74			1.74	14.65	30%	7.33	6.00	10.44
Office Park	725	1,000 SF GFA	1.46			1.46	14.65	30%	7.33	6.00	8.88

TABLE 2 (CONT'D)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Peak-Hr Rate	Peak-Hr Source	Trip Rate	1992 Trip Length (mi)	A-1, Per O-D	A-1, Trip Length (mi)	Peak Trip Length (mi)	Veh-Mi Per Dev-Unit
COMMERCIAL											
Automobile Retail											
Automobile Sales Center	947	1,000 SF Gen. Off.	3.11	40%	B	1.87	4.43	30%	2.23	2.23	4.17
Automobile Parts Sales	942	1,000 SF GFA	3.08	40%	A	3.41	4.43	30%	2.23	2.23	7.60
Gasoline/Service Station	943	Vehicle Fueling Position	13.87	40%	A	8.04	1.20	30%	0.60	0.60	4.87
Gasoline/Service Station w/ Convenience Market	945	Vehicle Fueling Position	13.81	40%	B	5.92	1.20	30%	0.60	0.60	3.59
Gasoline/Service Station w/ Convenience Market and Car Wash	946	Vehicle Fueling Position	13.84	40%	A	6.10	1.20	30%	0.60	0.60	3.66
Motor and Used Car Sales	949	1,000 SF GFA	3.63	30%	B	2.88	4.43	30%	2.23	2.23	4.68
Child Labor Vehicle Shop	941	Service Position	3.19	40%	B	3.11	4.43	30%	2.23	2.23	8.94
Self-Service Car Wash	947	Gen.	3.36	40%	B	3.32	1.20	30%	0.60	0.60	1.09
Bus Sales	948	1,000 SF GFA	4.15	20%	A	2.99	4.15	30%	2.33	2.33	6.47
Other Retail											
Fast Food Restaurant with Drive-Thru Windows	924	1,000 SF GFA	23.45	30%	A	16.33	3.64	30%	2.82	2.82	46.03
Fast Food Restaurant without Drive-Thru Windows	923	1,000 SF GFA	26.13	30%	B	13.08	3.64	30%	2.82	2.82	36.59
High Turnover (Ethanol) Restaurant	922	1,000 SF GFA	9.88	40%	A	5.61	6.07	30%	3.04	3.04	17.05
24 Hours Restaurant	921	1,000 SF GFA	7.49	44%	A	4.19	6.07	30%	3.04	3.04	12.74
Coffee/Dough Shop with Drive-Thru Windows	920	1,000 SF GFA	42.80	70%	A	12.84	4.82	30%	2.27	2.27	29.13
Other Retail											
Free-Standing Retail Store	919	1,000 SF GFA	4.99	30%	C	3.49	3.80	30%	2.90	2.90	9.77
Merchandise (General Retail)	917	1,000 SF GFA	6.94	30%	B	4.86	3.80	30%	2.90	2.90	13.61
Home Improvement Warehouse	943	1,000 SF GFA	2.53	40%	A	1.31	3.80	30%	2.90	2.90	3.39
Pharmacy/Dispensary	931	1,000 SF GFA	9.91	40%	A	5.83	3.80	30%	2.90	2.90	14.14
Shoe Store	930	1,000 SF GFA	3.71	34%	A	2.42	3.80	30%	2.90	2.90	8.86
Shoe Store	930	1,000 SF GFA	6.43	34%	A	4.07	3.80	30%	2.90	2.90	17.60
Toy/Children's Department	934	1,000 SF GFA	4.99	30%	B	3.49	3.80	30%	2.90	2.90	9.77
Department Store	929	1,000 SF GFA	1.87	30%	B	1.31	3.80	30%	2.90	2.90	3.67
SERVICES											
Wash & Dry	911	1,000 SF GFA	12.13	40%	B	7.28	4.43	30%	2.23	2.23	16.57
Dry Cleaning	912	Service Unit	33.24	40%	A	17.63	6.62	30%	2.23	2.23	26.70
Hair Salon	918	1,000 SF GFA	1.63	30%	B	1.07	4.43	30%	2.23	2.23	2.37

Key to Sources of Peak-Hr Rates:
A. ITE Trip Generation Handbook 3rd Edition (August 2014)
B. Estimated by County. Most based on ITE rates for similar categories.
C. ITE rates estimated upward by BNA based on logical relationship to other categories.

How to calculate the fee:

$$(\text{Cost per Veh-Mi}) \times (\text{Dev. Unit}) \times (\text{Veh-Mi Per Dev-Unit}) = \text{Road Impact Fee}$$

↑
\$730 or \$365

EXAMPLE: 10,000 SQ. FT. GENERAL OFFICE:

$$\$365 \times (10,000/1,000) \times 8.94 = \$32,631$$

METER INFORMATION SHEET

Date: _____

Address: _____

Addition: _____

Lot: _____ Block: _____

Customer: _____ Phone: _____

Contact: _____ Email: _____

SEWER: _____ SEPTIC: _____

Type of Meter please circle one:

PD-POSITIVE DISPLACEMENT METER (TYPICAL RESIDENTIAL METER),
CMPD-COMPOUND METER, TURB-TURBINE METER

SIZE OF YOUR METER: _____

ATTACH COPY OF PLAN OR DRAWING WHEN APPLICABLE

*******PLEASE INCLUDE THIS FORM WHEN SUBMITTING A NEW RESIDENTIAL/COMMERCIAL PROJECT*******



FOOD ESTABLISHMENT PERMIT RENEWAL

**Town of Fairview
HEALTH & FOOD SAFETY**

372 Town Place
Fairview, TX 75069
Main: 972.562.0522 Fax: 972.548.0268
Updated 2/10/2011

Permit #: _____

Application Date: _____

This application MUST be completed before any Health Permit is issued. NEW FOOD ESTABLISHMENTS, and ESTABLISHMENTS UNDERGOING CHANGE IN OWNERSHIP, CONCEPT, or NAME must also submit a completed ADDENDUM TO FOOD ESTABLISHMENT PERMIT APPLICATION.

****PLEASE INDICATE WHICH ADDRESS IS THE PREFERRED MAILING ADDRESS****

TYPE OF BUSINESS: _____ RESTAURANT (\$400.00) _____ GROCERY STORE (\$400.00) _____ CONCESSION (\$100.00) _____ TEMPORARY (\$100.00)
_____ CONVENIENCE STORE (\$400.00) _____ CATERING (\$400.00) _____ SCHOOL (\$0.00) _____ MOBILE VENDOR (\$500.00)
_____ OTHER _____

BUSINESS NAME: _____ (NAME OF ESTABLISHMENT LOCATED IN FAIRVIEW)			
CONTACT PERSON: _____			
STREET ADDRESS: _____ (Physical Street Address location in FAIRVIEW)		CITY: <u>FAIRVIEW</u>	STATE: <u>TX</u>
ZIP: <u>75069</u>			
TELEPHONE: (____) _____			
OWNER (INDIVIDUAL OR CORPORATION): _____			
STREET ADDRESS: _____		CITY: _____	STATE: _____
ZIP: _____			
TELEPHONE: (____) _____			
PLEASE LIST NAMES OF CORPORATE OFFICERS, INCLUDING THEIR COMPLETE ADDRESSES BELOW:			
(1) CORPORATE OFFICER: _____			
STREET ADDRESS: _____		CITY: _____	STATE: _____
ZIP: _____			
(2) CORPORATE OFFICER: _____			
STREET ADDRESS: _____		CITY: _____	STATE: _____
ZIP: _____			
All information in this application, and any required addendums or attached sheets, is true to the best of the applicant's knowledge and belief. Applicant acknowledges the permit applied for is subject to revocation if the establishment fails to comply with applicable city ordinances or state laws.			
Applicant Name _____		(printed) Signature _____	
		Date _____	
Office Use Only:			
Date: _____		Expiration Date: _____	
Receipt Number _____		Cash _____	Check #: _____



ADDENDUM TO FOOD ESTABLISHMENT PERMIT APPLICATION

This form MUST be completed for any NEW FOOD ESTABLISHMENT, OR ANY FOOD ESTABLISHMENT UNDERGOING CHANGE IN OWNERSHIP, CONCEPT OR NAME.

***APPLICANTS RENEWING WITH NO CHANGES DO NOT HAVE TO COMPLETE THIS PAGE ***

Application Date:

Proposed Opening / Reopening Date:

This Food Establishment is undergoing the following: (Check all that apply.)

_____ New Food Establishment Change of Ownership _____ Change of Name

_____ Change of Concept

NAME OF ESTABLISHMENT: _____

STREET ADDRESS: _____

1. Has/Will the menu of offered foods change? _____ If so, please attach updated menu.
2. Hours/Days of Operation: _____
3. Smoking is prohibited within a food establishment (Fairview Code of Ordinances 6.03.003 (a)(4)). Will there be a proposed smoking area provided outdoors? _____ (Food establishments must comply with the Town of Fairview Smoking Ordinance. For details, please contact the Building Inspections Division at (972) 562-0255 ex 239).
4. Grease Interceptor Size: _____ / _____ GAL/LB Location: _____
Contracted Servicing Company: _____
The Health Ordinance requires all grease interceptors be serviced at least four (4) times each year.
5. Are you considering allowing a 3rd party sublet/caterer to use this establishment's kitchen facilities? _____ (Reminder: 3rd party sublets/caterers are required to operate under a separate Food Establishment Permit.)
6. Reminder: One (1) Certified Food Manager is required to be present in the establishment at all times of operation.

PERMIT NO. _____

**TOWN OF FAIRVIEW, TEXAS
APPLICATION FOR ALCOHOLIC BEVERAGE PERMIT**

Date: _____

Applicant or Applicant's Representative: _____

Business: _____

Address: _____

Contact Phone No.: _____

Business Known As: _____

Application is filed for:

Beer & Wine — retail businesses engaged in the sale of beer and wine for off-premise consumption only

Restaurants — issued a Food and Beverage Certificate from the Texas ABC selling mixed beverages for on premise consumption only

SUP Specific Use Permit for Restaurants or other establishments operating under the Texas Alcoholic Beverage Code rules for private clubs

Original/New

Annual Renewal

Comments or Special Conditions:

File with the Office of the Town Secretary, Town Hall, 372 Town Place, Fairview, Texas, 75069 or mail to the same address
For additional information contact the Office of the Town Secretary
(972) 562-0522 x.4234.

All fees must be paid at the time of application and are non-refundable
Failure to complete all information may cause delay in process of permit

ADMINISTRATIVE & PERMIT FEES PAID: _____

DATE: _____



On-Premise Prequalification Packet

L-ON (03/2015)

Please complete this Prequalification Packet with information concerning your proposed business location for which you are applying to sell/serve alcoholic beverages. This information will be used to obtain your prequalification to hold a license/permit. You will submit this information to the proper governmental entities for certification that your proposed location is legal for the type of license/permit for which you are applying.

Please contact your local TABC office to determine if you must post a 60 Day Sign at your proposed location or for any additional information.

LOCATION INFORMATION

1. Type of On-Premise License/Permit

- | | |
|---|--|
| <input type="checkbox"/> BG Wine and Beer Retailer's Permit | <input type="checkbox"/> LB Mixed Beverage Late Hours Permit |
| <input type="checkbox"/> BE Beer Retail Dealer's On-Premise License | <input type="checkbox"/> MI Minibar Permit |
| <input type="checkbox"/> BL Retail Dealer's On-Premise Late Hours License | <input type="checkbox"/> CB Caterer's Permit |
| <input type="checkbox"/> BP Brewpub License | <input type="checkbox"/> FB Food and Beverage Certificate |
| <input type="checkbox"/> V Wine & Beer Retailer's Permit for Excursion Boats | <input type="checkbox"/> PE Beverage Cartage Permit |
| <input type="checkbox"/> Y Wine & Beer Retailer's Permit for Railway Dining Car | <input type="checkbox"/> RM Mixed Beverage Restaurant Permit with FB |
| <input type="checkbox"/> MB Mixed Beverage Permit | |

2. Indicate Primary Business at this Location

- | | |
|--|--|
| <input type="checkbox"/> Restaurant | <input type="checkbox"/> Sporting Arena, Civic Center, Hotel |
| <input type="checkbox"/> Bar | <input type="checkbox"/> Miscellaneous _____ |
| <input type="checkbox"/> Sexually Oriented | |

3. Trade Name of Location

4. Location Address

City	County	State	Zip Code
------	--------	-------	----------

5. Mailing Address

City	State	Zip Code
------	-------	----------

6. Business Phone No.

Alternate Phone No.

E-mail Address

() -

() -

OWNER INFORMATION

7. Type of Owner

- | | | |
|--|--|---|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Corporation | <input type="checkbox"/> City/County/University |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Joint Venture | |
| <input type="checkbox"/> Limited Liability Partnership | <input type="checkbox"/> Trust | |

8. Entity/Applicant

9. If Applicant is/ Must Be Listed Below (attach L-OIC if additional space is needed)

Individual/Individual Owner	Limited Liability Company/All Officers or Managers
Partnership/All Partners	Joint Venture/Venturers
Limited Partnership/All General Partners	Trust/Trustee(s)
Corporation/All Officers	City/County/University/Official

Last Name	First Name	MI	Title
Last Name	First Name	MI	Title
Last Name	First Name	MI	Title

MEASUREMENT INFORMATION

10. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☐ No

NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.

11. Will your business be located within 300 feet of any private/public school, day care center or child care facility? ☐ Yes ☐ No

If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No

NOTE: For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.

NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.

NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.

12. Will your business be located within 1,000 feet of a private school? ☐ Yes ☐ No

13. Will your business be located within 1,000 feet of a public school? ☐ Yes ☐ No

60-DAY SIGN INFORMATION

14. If you were required to post a 60-day sign as required by Section 11.391 or 61.381 of the Texas Alcoholic Beverage Code at this location; what exact date was the required sign posted at the location?

Exact Date (mm/dd/yyyy)

/ /

ALL APPLICANTS

15. CHECK HERE IF NOT IN CITY LIMITS ☐

I, the applicant, have confirmed I am not located in the city limits of any city and therefore all city certificates are not required.

WARNING AND SIGNATURE

If Applicant/Manager
Individual Franchise Owner
Partner/Partner
Limited Partner/General Partner

Commission Officer
Limited Liability Company Officer or Manager

WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the penitentiary for not less than 2 nor more than 10 years."

BY SIGNING YOU ARE SWEARING TO ALL INFORMATION AND ATTACHMENTS TO THIS PACKET:

PRINT
NAME

SIGN
HERE

TITLE

Before me, the undersigned authority, on this _____ day of _____, 20____, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN
HERE

NOTARY PUBLIC

SEAL

CERTIFICATE OF CITY SECRETARY (FOR MB, RM, V & Y)

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

SIGN

HERE _____

City Secretary/Clerk

City _____

TEXAS

SEAL

CERTIFICATE OF CITY SECRETARY (FOR BG & BE)

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
- ☐ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of beer/wine (17%) on-premise *AFTER* Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise *BEFORE* Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per 25.14 or 69.17 of the TAB Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG and BE)

SIGN

HERE _____

City Secretary/Clerk

City _____

TEXAS

SEAL

CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT (LB & BL)

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

- ☐ The governing body of this city has by ordinance authorized the sale of *mixed beverages* between midnight and 2:00 A.M.; or
- ☐ The governing body of this city has by ordinance authorized the sale of *beer* between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two elections passages. One for mixed beverage and one for wine and beer off-premise.

- ☐ legal sale of beer and wine for off-premise consumption only

AND

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG and BE)

SIGN

HERE _____

City Secretary/Clerk

City _____

TEXAS

SEAL

CERTIFICATE OF COUNTY CLERK (FORM B, RM, V & W)

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area for such license/permit, and is not prohibited by any valid order of the Commissioner's Court.

SIGN

HERE _____

County Clerk

COUNTY

SEAL

CERTIFICATE OF COUNTY CLERK (FOR BG & BE)

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "wet" area and is not prohibited by any valid order of the Commissioner's Court for a Wine & Beer Retailer's Permit.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
- ☐ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per 25.14 or 69.17 of the TAB Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG and BE)

SIGN

HERE _____

County Clerk

COUNTY

SEAL

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT (LB & BL)

I hereby certify on this _____ day of _____, 20____, that one of the below are correct:

- ☐ The Commissioner's Court of the county has by order authorized the sale of *mixed beverages* between midnight and 2:00 A.M.; or
- ☐ The Commissioner's Court of the county has by order authorized the sale of *beer* between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two elections passages. One for mixed beverage and one for wine and beer off-premise.

- ☐ legal sale of beer and wine for off-premise consumption only

AND

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG and BE)

SIGN

HERE _____

County Clerk

COUNTY

SEAL

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE

This is to certify on this _____ day of _____, 20____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN

HERE _____

FIELD OFFICE _____

SEAL

PUBLISHER'S AFFIDAVIT (FOR MB, LB, RM, BP, BG, BE, BL, V&Y)

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE
City, County		
Dates notice published in daily/weekly newspaper (mm/dd/yyyy)	/ /	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>		
Signature of publisher or designee		
Sworn to and subscribed before me on this date	/ /	
Signature of Notary Public		
SEAL		



Ownership Information Continued for Prequalification Packet

L-OIC (6/2012)

Please complete this Ownership Information Continued for Prequalification Packet to be included with your prequalification packet. If you have more than three individuals to be disclosed as required under Owner Information, ensure you list all individuals as necessary for your type of entity. Use the chart below. Please contact your local TABC office for more information.

LOCATION INFORMATION

1. Trade Name of Location

2. Location Address

City

County

State

Zip Code

OWNER INFORMATION

3. If Applicant is Must Be Listed Below

Individual/Individual Owner

Limited Liability Company/All Officers or Managers

Partnership/All Partners

Joint Venture/Venturers

Limited Partnership/All General Partners

Trust/Trustee(s)

Corporation/All Officers

City, County, University/Official

Last Name

First Name

MI

Title

Last Name

First Name

MI

Title

Last Name

First Name

MI

Title

Last Name

First Name

MI

Title

Last Name

First Name

MI

Title

Last Name

First Name

MI

Title

Last Name

First Name

MI

Title

Last Name

First Name

MI

Title

Last Name

First Name

MI

Title

Last Name

First Name

MI

Title

Last Name

First Name

MI

Title



CONTRACTOR REGISTRATION INFORMATION

General Contractor:

Please send a letter head with your current address, phone, and email OR the contractor registration form.
Your registration is good for 1 year from the date you register.

**Except for work by a person on his or her own residence, no work shall be performed in the town except by or under the supervision of a person currently registered with the town. There is an initial fee of \$50.00. The renewal charge after initial registration shall be \$25.00. (1998 Code, sec. 40.01)*

Plumbing, Electrical, Fire Alarm, Fire Sprinkler Suppression, Fire Extinguisher, and Access Control:

Plumbers/Electrical Contractors: Please send a copy of your Masters license, Insurance, and your current address, phone, and email.

**Except for work by a person on his or her own residence, no plumbing work shall be performed in the town except by or under the supervision of a person currently registered with the town. Registration shall only be available to a master plumber licensed by the state under V.T.C.A., Occupations Code, chapter 1301. Such registration shall be valid until the date of expiration on the master's license. Registration shall be available upon furnishing of a copy of the applicant's state license to the building official. There is no fee for registration as well as renewal for plumbers in the State of Texas (1998 Code, sec. 40.02)*

Fire: Please send a copy of your current SCR, ACR, ECR

Access Control: Texas Department of Public Safety Security Consultant

Plumbers/Electrical Contractors: your registration is good until your Master's license expires

Fire: your registration is good until the date of expiration of your certificate up to one year

Access Control: your registration is good until the date of expiration of your certificate up to one year

Mechanical:

Please send a copy of your Masters license, Insurance, and your current address, phone, and email.

Your registration is good until your Master's license expires

**No person shall engage in the business of air conditioning or refrigeration contracting in the town unless he holds a current license from the state pursuant to V.T.C.A., Occupations Code, chapter 1302 and is currently registered with the town. Such registration shall be valid until the date of expiration on the master's license and is available upon payment of a fee of \$50.00 and upon furnishing of a copy of the state license to the building official. The renewal charge after initial registration shall be \$25.00. (1998 Code, sec. 40.04)*

Irrigation:

Please send a copy of your Irrigation license and your current address, phone, and email.

Your registration is good for one year according to the date on your Irrigation license

**Except for work by a person on his or her own residence, no sprinkler system or irrigation work shall be performed in the town except by or under the supervision of a person currently registered with the town. Registration shall only be available to a person holding a current license for such work from the state. Such registration shall be valid until the date of expiration on the Texas State license and shall be available upon payment of a fee of \$50.00 to the building official. The renewal charge after initial registration shall be \$25.00. (1998 Code, sec. 40.03)*

Once we have received your information, it can take up to 2-3 business days to process. We will then contact you by phone or email for payment. We accept the following payments over the phone:



Visa, MasterCard, Discover *****There is a 3% transaction fee added to your total when using a credit/debit card. *****



Contractor Registration Application

Please Print Clearly

Contractor Type:

☐ General Contractor ☐ Plumbing ☐ Swimming Pool
☐ Fire Alarm ☐ Fire Sprinkler(Suppression)
☐ Mechanical ☐ Backflow ☐ Fence
☐ Electrical ☐ Irrigation ☐ Sign

**Cost: \$50 new registration
\$25 yearly renewal**

Company Name _____

Address _____

City/State/Zip _____

Phone _____ **Fax** _____ **Email** _____

Master Responsible for Supervision _____

Master License # _____ **Expiration Date** _____

Personnel authorized to obtain a permit under this company name

I understand and agree that the above named Master Electrician or Plumber 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** _____

January 2018



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.

GENERAL:

1. Fairview's currently adopted applicable codes are the 2012 International Business & Fire Codes (with amendments), the 2011 National Electrical Code, and the current EPA Energy Star requirements.
2. Portable toilet, 911 address, trash bins, debris, fence **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 ONLINE HOLIDAY SCHEDULE).**

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.



BUILDING PERMITS INFORMATION

Construction Site Standards for Town of Fairview Builders

1. These guidelines have been created in order to establish uniform standards for the installation and maintenance of required systems. This is to be considered the standard for all residential and commercial building sites in the Town.
2. Due to variances in site elevations or grade, some sites may have modified standards in order to meet the requirements of established ordinances. Modifications, if any, will be reviewed and approved by one or more of the following: Director of Public Works, Town Engineer, or Building Official on a case-by-case basis.

Standards

1. Portable Toilet:
 - a. On commercial sites, one (1) portable toilet for every ten (10) persons on the site is required.
2. Trash Bins: Trash bins are required on all construction sites. On residential lots, the minimum requirements are 3-sided OSB or plywood bins, properly nailed and secured, or 3 – 4-sided chain link fence panels properly secured. Chain link material will be no longer than 2" x 4" square. Welded wire fabric trash bins are not accepted.
 - a. Exception: Trash bins will not be required after brick package is completed. The garage may be used for storage of excess materials and refuse until final inspection, in which case it must be empty. No debris will be allowed on the lot! On commercial sites an individual refuse container is required for the duration of the project.
 - b. That Section 13.02.033, "Mandatory collection" of the Fairview Code of Ordinances, is hereby amended to hereafter read as follows:

The town's contractor has exclusive rights to engage in the business of collection and disposing of residential, commercial, and industrial garbage, trash, rubbish, debris, other refuse and residential recyclable materials, brush, and bulky waste within the corporate limits of the town. The exclusivity granted to the contractor includes commercial and industrial customers, except where the contractor stipulates they will not pursue such customers, as approved by the Town. This exclusivity does not include commercial or industrial recyclable materials, commercial or industrial accounts for which the contractor receives a release from the town, or construction debris. Construction debris or other trash resulting from construction, major remodeling, general cleanup of property, or resulting from sizeable amounts of trash and debris being cleared in preparation for construction will be removed by the property owner at their expense using their own crew or removal may be individually negotiated between the property owner and contractor. Should the contractor for town waste collection and disposal services not be used for these services, a permit hauling fee would need to be paid to the town in the amount of \$100.00 at the time of the building permit.

3. **Debris Fence/Barriers:** All lots and sites are required to set up debris fence barriers to help contain lightweight materials and debris to the project site. On residential lots, debris fence is required when an occupied residence is within one (1) lot of the project. For all sites, debris fence may be removed when project is ready for final inspection.
4. **Erosion Control Systems:** All residential lots must maintain properly installed silt fence and/or curlex for the duration of land disturbing activities, i.e. grading, excavation, and primary construction, etc. Only silt fence may be used when installed directly behind curb. Silt fence and curlex may be moved out of the way for excavation and other activities such as final grade but **MUST** be replaced until sod or other approved stabilization devices are in place. Lots that are less than one (1) acre must have a minimum of 70% vegetation at the front and back of lot to remove erosion controls and to obtain a C/O. On commercial sites, systems must be maintained as per the approved erosion control plan submitted with the project package.
5. **Poured Driveway or stabilized rock entrance:** Flatwork must be poured with foundation or within three (3) working days to eliminate rock entry. If rock entry will be used, it has to be in place after plumbing rough is accepted and covered. Rock entry must be 20' wide by 12' deep by 6" thick. Rock material must be a minimum of 3" diameter. Street must be kept clean at all times. All commercial sites will maintain entrance and exit points as per the approved erosion control plan.
6. **Address and Sign:** All lots must have a company/builder sign located at the front of the lot facing the street. The lot address must be clearly posted and be easily seen from the street. Addresses painted on curb are not acceptable. It is highly recommended that independent and private builders include a contact phone number on their signs.

Concrete Washout Sites

1. Each builder shall install and maintain their own washout site.
2. The washout site will be surrounded completely with silt fence.
3. The rock entry will be designed so no runoff from site will occur.
4. Each site will have a builder's sign posted.

If builders in the same sub-division agree to share a washout site, EACH builder will post a builder's sign on that site. A letter will be sent to the Town of Fairview stating it is a shared site, by whom, and which builder is responsible for cleanup and maintenance.

Work Schedule

The Town of Fairview will observe the major holidays. No construction will be allowed of any kind. For a list of the holidays, request the list from the Permit Tech at Town Hall. One should be provided to you when your permit is issued. Normal working hours are 7 am – 7 pm, Monday through Saturday. No work of any kind should take place after hours or on Sunday. Violations are subject to stop work orders and/or prosecution from the Municipal Court. Your cooperation is greatly appreciated.

Erosion Control Violation Notice Boxes

Each builder in each sub-division must post a box to contain the erosion control violation notices.



48 – Hour Re-Inspection Policy

If you are issued a red tag, you will not be re-inspected for 48 hours. When you get a red tag, call it in the following workday and it will be inspected the day after. DO NOT CALL IT THE SAME DAY YOU FAIL, WAIT 24 HOURS TO CALL.

If you do not follow this procedure and call the inspection in too early, it will be disregarded and no inspection will occur.

Re-Inspection Fees

A \$50 re-inspection fee will apply to the first failed inspection with increments of \$25 for each inspection of the same type thereafter.



Asbestos Removal

Survey Requirements for Commercial & Public Buildings

If an owner of a public or commercial building will be disturbing any building materials during his or her renovation or demolition, the owner is required to have the materials surveyed for asbestos by a licensed asbestos professional. A survey is required regardless of the age of the building.

One exception to that rule can be found in the Texas Asbestos Health Protection Rules in section 295.34. It states that if a licensed asbestos inspector, a Texas-registered architect, or a Texas-licensed professional engineer reviews all the building's material safety data sheets and, subsequently, provides a written certification that no materials contain asbestos, then a building owner can use that certification in lieu of an asbestos survey.

All municipalities must ensure that building owners have an asbestos survey or written certification as described above prior to issuing any building permits for renovations or demolition. Cities do not have the authority to enforce the state and federal asbestos regulations; however, they do have the authority to withhold their own city permits if the asbestos requirements haven't been met (this law went into effect in 2002).

Building owners are held responsible for complying with these asbestos regulations. In many cases, owners may have their contracted asbestos professionals ensure that the requirements are met; however, the responsibility lies solely on the building owner.



Date: _____

Building Inspections Department
372 Town Place
Fairview, TX 75069
Fax: 972-548-0268
permits@fairviewtexas.org

Re: Demolition Survey Confirmation - Commercial/Public Buildings by Owner/Operator

Dear Public Official:

An asbestos survey has been conducted in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) for the areas being renovated and/or demolished.

Yes____ No*____

**If the answer is No, then as the owner/operator of the renovation/demolition site, I understand that is my responsibility to have this asbestos survey conducted in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) prior to a renovation/demolition permit being issued by the City of Rowlett.*

Project Address: _____

Street, City, State, Zip Code

Owner/Operator Name & Driver's License #

Owner/Operator Name (Signature)

State of Texas, County of _____ This instrument was acknowledged before me on
_____ (Date) by _____ (Name or Names of
persons acknowledging).

Notary Public's Signature



Building Inspections Department
372 Town Place
Fairview, TX 75069

Re: Demolition Survey Confirmation
Commercial/Public Buildings
By Licensed Architect/Engineer

Dear Public Official:

I have reviewed the MSDS sheets for the materials used in the original construction, the subsequent renovations or alterations of all parts of the building affected by the planned renovation or demolition, and any asbestos surveys of the building previously conducted in accordance with the Texas Asbestos Health Protection Act; and, in my professional opinion, all parts of the building affected by the planned renovation or demolition do not contain asbestos.

Project Address: _____

Printed Name of Architect/Engineer _____

Signature of Architect/Engineer _____

State Registration No. of Architect/Engineer _____

Driver's License No. of Architect/Engineer _____

Name of Company _____

Address of Company _____

Phone Number _____ Date: _____



Frequently Asked Questions Concerning Verification of Asbestos Surveys Before Issuing Building Permits

1. Why do we need Occupations Code §1954.259/ 25 Texas Admin. Code (TAC) §295.34(l)?

The Department of State Health Services enforces state and federal asbestos laws regarding renovation and demolition projects in Texas. Each year, many projects that disturb or remove asbestos in Texas are done in violation of state and federal safety laws that require protection of workers and the public from exposure to dangerous levels of asbestos fibers.

Verifying that an asbestos survey was done prior to a renovation or demolition will educate building owners who are unaware of the legal requirements and make it harder for building owners and contractors to claim ignorance of the asbestos laws. Protection of public health will be enhanced if surveys are conducted and asbestos, if present, is abated and not disturbed by renovation or demolition activities.

2. What kind of “permit” triggers the duty to check for an asbestos survey?

“Permit” means a license, certificate, approval, registration, consent, permit, or other form of authorization issued by a municipality for renovation or demolition of a public or commercial building, that a person is required by law, rule, regulation, order, or ordinance to obtain to perform an action, or to initiate, continue, or complete a project, for which the authorization is sought. Permits for only mechanical, plumbing, electrical, or other modifications to structures are encompassed by the requirement to verify the survey because asbestos can be disturbed by *any* activity that disturbs existing building materials.

3. How extensive does this survey verification have to be?

There needs to be “evidence acceptable to the municipality” that an asbestos survey, as required by state and federal laws, of all parts of the building affected by the planned renovation or demolition has been completed by a person who is appropriately licensed, accredited, or trained to perform a survey.

This evidence could be as basic as checking a box on the permit form indicating that the owner/operator acknowledges that a survey has been done that meets the regulatory requirements. Alternatively, the municipality could require a sworn affidavit from the applicant, or review the survey and verify if it meets these requirements. DSHS recommends that the municipality actively verify that a survey that complies with the law has been done because many building owners do not understand the requirement or incorrectly assume that others who are involved with the project have complied with it.

4. *How much time does it take to do this verification?*

The City of San Antonio by city ordinance has required verification of surveys prior to issuing renovation and/or demolition permits since August 1999. San Antonio estimates that it adds approximately 10 minutes to the process of getting a permit.

In Austin, where approximately 2,000 permits are issued annually, it is estimated that verification will require an annual total of approximately 333 hours, about 42 eight-hour workdays.

5. *Do we need special training to verify these surveys?*

No. The purpose of verifying these surveys is so the owner/operator of a public or commercial building is aware that a survey is needed and is done prior to receiving a permit.

6. *Do the asbestos surveys need to be turned into the Texas Department of State Health Services?*

No. The asbestos surveys need to be kept at the project site and made available to the Texas Department of State Health Services upon request.

7. *Can a municipality require more stringent enforcement of 25 TAC §295.34(l) (i.e., requiring both an asbestos survey and proof of abatement prior to issuing a permit)?*

The rule only requires municipalities to verify that an asbestos survey has been conducted prior to issuing renovation or demolition permits for public or commercial buildings. If the municipality chooses to impose more stringent standards before issuing a permit, the Texas Department of State Health Services recommends that the municipality consult with its legal counsel to determine if an ordinance is needed.

8. *Our municipality does not issue building permits. Does this law still apply to us?*

No, however, the Texas Department of State Health Services wants your citizens to know they must have a survey conducted before renovating or demolishing a public or commercial building, whether or not a local permit is required. This information can be provided by posting posters/brochures in local offices concerning the need for surveys, and referring people to the Texas Department of State Health Services, Policy, Standards, and Quality Assurance Unit for more information.

9. *What is the Texas Department of State Health Services' definition of "public building" and "commercial building"?*

The Texas Department of State Health Services defines a "public building" and "commercial building" in 25 TAC §295.32 as follows:

Public Building: The interior space of a building used or to be used for purposes that provide for public access or occupancy, including prisons and similar buildings. Interior space includes exterior hallways connecting buildings, porticos, and mechanical systems

used to condition interior space. The term includes any building during a period of vacancy, including the period during preparations prior to actual demolition. The term does not include:

- (A) an industrial facility to which access is limited principally to employees of the facility because of processes or functions that are hazardous to human safety or health;
- (B) a federal building or installation (civilian or military);
- (C) a private residence;
- (D) an apartment building with no more than four dwelling units;
- (E) a manufacturing facility or building that is limited to workers and invited guests under controlled conditions; or
- (F) a building, facility, or any portion of which has been determined to be structurally unsound and in danger of imminent collapse by a professional engineer, registered architect, or a city, county, or state government official.

Commercial Building: The interior space of any industrial or federal government-owned building. Interior space includes exterior hallways connecting buildings, porticos, and mechanical systems used to condition interior space.

10. *After what year can a building be built when no asbestos survey is required?*

Asbestos surveys are required on all buildings regardless of the year of construction. For newer buildings, there is an alternative to a survey. See Question 11.

11. *Can people submit information other than an asbestos survey?*

Yes. Instead of an asbestos survey, the owner/operator can submit a certification from a licensed engineer or architect or a statement from an asbestos inspector licensed by the Texas Department of State Health Services, stating that:

The material safety data sheets (MSDS) for the materials used in the original construction, the subsequent renovations or alterations of all parts of the building affected by the planned renovation or demolition have been reviewed; and

In the engineer or architect or licensed asbestos inspector's professional opinion, all parts of the building affected by the planned renovation or demolition do not contain asbestos.

This exclusion statement, together with copies of the MSDS, can be used instead of an asbestos survey. This certification may also be supplemented with an asbestos inspection where bulk sampling is performed.

12. *Who can do these asbestos surveys?*

In a public or commercial building, the following licensed entities can conduct asbestos surveys:

Consultant Agencies
Management Planner Agencies
Individual Consultants*
Individual Management Planners*

Please note that Individual Consultants and Individual Management Planners can conduct an asbestos survey in a **public building** if they obtain liability coverage in the amount of \$1 million for errors and omissions or they must be covered under the consultant's employer's policy as specified in 25 TAC §295.40. It is the building owner's responsibility to verify that the company/individual it hires has the correct insurance. The Texas Department of State Health Services does not verify liability insurance for surveys conducted on commercial buildings.

13. *How can I get a list of companies/individuals who do surveys in my area?*

The Texas Department of State Health Services website contains an updated list of companies and individuals throughout the state of Texas who are licensed to conduct asbestos surveys. The website is located at:

www.dshs.state.tx.us/asbestos

If unable to access the website, please contact the Policy, Standards, and Quality Assurance Unit at 512-834-6787.

14. *How much do asbestos surveys cost?*

The average survey costs from \$250 to \$500 for small projects, and up to \$5,000 to \$10,000 for a 100,000-square-foot building.*

15. *Does the whole building need an asbestos survey?*

No, only the areas of the building where renovation or demolition will occur need to have an asbestos survey. However, if the entire building is going to be renovated or demolished, then an asbestos survey of the entire building is required.

16. *Can a Phase I Site Assessment (Phase I) or Environmental Site Assessment (ESA) be used for an asbestos survey?*

Phase Is and ESAs are types of general surveys that might or might not comply with the state and federal asbestos laws. If a municipality chooses to accept Phase Is or ESAs for purposes of the survey requirement, the municipality should alert the applicant that unless the Phase I or ESA has been done in compliance with state and federal laws governing asbestos surveys, the Texas Department of State Health Services could cite the applicant for having an improper survey.

17. *If a single residential structure is being demolished to build a residential development or commercial property, is a survey required under 25 TAC §295.34(l)?*

No. The rule only requires verification of an asbestos survey for commercial or public buildings. However, if more than one residence is being demolished, the survey requirement under federal asbestos law applies except for certain government-ordered demolitions of residences on a single site.

18. *If a residence was once a public or commercial building (i.e. gas station), would a survey be required under 25 TAC §295.34(l)?*

No. The rule only requires verification of an asbestos survey for public or commercial buildings. However, the federal asbestos law requires a current survey if the former public/commercial building was converted to a residence after April 6, 1973 (the date the federal rules regulating such buildings came into effect). Therefore, it is recommended that the municipality advise its citizens that an asbestos survey would be needed for compliance with federal law.

19. *Do I need to verify a survey for a roofing project on a commercial or public building under 25 TAC §295.34(l)?*

No. The rule only requires verification of an asbestos survey for the **interior** of commercial or public buildings. However, the federal asbestos law would require a survey for a roofing project. Therefore, it is recommended that the municipality advise its citizens that the survey is needed for compliance with federal law.

20. *Does 25 TAC §295.34(l) apply to renovation or demolition of apartment complexes or condominiums?*

The survey requirement does apply to apartment complexes of more than four dwelling units, but does not apply to condominiums.

21. *Why doesn't 25 TAC §295.34(l) apply to condominiums?*

Condominiums are a cluster of individual dwelling units in which the individual units are owned separately and the common areas are owned jointly. According to the definition of *public building*, private residences are excluded; therefore, the Texas Department of State Health Services (DSHS) clarifies that condominiums, which are a type of private residence, are exempt from state law, regardless of the number of units.

However, the federal asbestos law does regulate condominiums of more than four dwelling units within a single building structure, or if two or more condominiums at a single site are being renovated or demolished by the same owner/operator.

Therefore, DSHS recommends that the municipality advise its citizens that an asbestos survey of a condominium is required under federal law, if the above conditions are met.

22. *Is the verification of an asbestos survey needed for a permit for new construction?*

No, unless the new construction is attached to or will disturb materials in an existing public or commercial building. The verification of an asbestos survey is only needed for existing buildings that have already been used as public or commercial buildings and for more than one residence under certain conditions.

23. *Why don't we need to have a survey for building products that are being installed in new buildings?*

On September 1, 2001, Health and Safety Code Section 161.402 went into effect. This statute prohibits contractors from installing products containing more than one percent asbestos in public buildings unless there is no alternative building material. In addition, contractors are required to have Material Safety Data Sheets (MSDSs) for all building products. The MSDSs along with a signed statement from an architect, engineer, or DSHS licensed inspector, serve the purpose of a survey by identifying the presence of asbestos in new construction.

24. *How old can a survey be to be in compliance with 25 TAC §295.34(l)?*

An asbestos survey is acceptable to the DSHS if the survey was completed in compliance with the state/federal asbestos regulations in effect at the time of the survey, **AND** the survey continues to accurately describe the building materials where the renovation/demolition will occur.

For example, if a survey was conducted in 1989 and the entire building was remodeled in 1992, then a new survey or an update to the 1989 survey would be needed for the new building products installed in 1992, prior to renovation or demolition of the building.

25. *Is asbestos still manufactured?*

Yes. In 1989 the Environmental Protection Agency imposed a ban to phase out asbestos products; however, the United States Supreme Court overturned this ban in October 1991. Asbestos-containing products such as floor tiles, adhesives (mastic), and roofing materials can still be purchased.

26. *If asbestos is still manufactured, is it alright to install it in a public building?*

No. Health and Safety Code Section 161.402, effective September 1, 2001, prohibits the installation of materials containing more than one percent asbestos in public buildings unless there is no other alternative building material. To verify if a building material contains asbestos, you must obtain a Material Safety Data Sheet (MSDS) and make sure that if there is asbestos in the material, that it is no more than one percent.

27. *Who do I call if I have any questions?*

You may contact your Texas Department of State Health Services regional office or telephone the Texas Department of State Health Services, Policy, Standards, and Quality Assurance Unit in Austin, Texas at 512-834-6787. You may also visit our website at:

To help implement 25 TAC §295.34(l), the DSHS has enclosed example language that your municipality may choose to include in the permit application process for applicants to answer. This language is intended to assist the municipalities in verifying that an asbestos survey has been conducted. DSHS is not requiring that municipalities use these examples, but is attempting to provide guidance and assist building permit officials. The Optional Additional Language may be included with any of the Examples as a way to inform and educate or simply remind permit applicants of their responsibilities under state and federal law.

Example 1

An asbestos survey has been conducted in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) for the area(s) being renovated and/or demolished. A Phase I Site Assessment (Phase I) or Environmental Site Assessment (ESA) may not comply with these requirements unless it contains an asbestos survey including sampling performed by a DSHS-licensed or accredited asbestos inspector. Substantial penalties may result from failure to conduct a proper asbestos survey.

Yes _____ No* _____

*If the answer is No, then as the owner/operator of the renovation/demolition activity, I understand that it is my responsibility to have this asbestos survey conducted in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) before a renovation/demolition permit is issued by the Municipality of _____ and before I may begin any renovation or demolition activity.

Optional additional language:

I understand that if any of the samples collected in the required survey contain more than 1% asbestos, it is my responsibility to have asbestos-containing materials properly abated that would be disturbed or rendered Regulated Asbestos-Containing Material (RACM) during renovation or demolition activities before a renovation/demolition permit is issued by the Municipality of _____ and before I may begin any renovation or demolition activity.

Example 2

Was an asbestos survey performed in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) for the area(s) being renovated and/or demolished? A Phase I Site Assessment (Phase I) or Environmental Site Assessment (ESA) may

not comply with these requirements unless it contains an asbestos survey including sampling performed by a DSHS-licensed or accredited asbestos inspector. Substantial penalties may result from failure to conduct a proper asbestos survey.

Yes _____ No* _____

Date of survey: _____/_____/_____

DSHS Inspector License No. 60-_____

*If the answer is No, then as the owner/operator of the renovation/demolition site, I understand that it is my responsibility to have this asbestos survey conducted in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) before a renovation/demolition permit is issued by the Municipality of _____ and before I may begin any renovation or demolition activity.

Optional additional language:

I understand that if any of the samples collected in the required survey contain more than 1% asbestos, it is my responsibility to have asbestos-containing materials properly abated that would be disturbed or rendered Regulated Asbestos-Containing Material (RACM) during renovation or demolition activities before a renovation/demolition permit is issued by the Municipality of _____ and before I may begin any renovation or demolition activity.

Example 3

☐ I hereby certify that an asbestos survey has been done in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) for the area(s) being renovated and/or demolished. A Phase I Site Assessment (Phase I) or Environmental Site Assessment (ESA) may not comply with these requirements unless it contains an asbestos survey including sampling performed by a DSHS-licensed or accredited asbestos inspector. Substantial penalties may result from failure to conduct a proper asbestos survey.

Optional additional language:

I understand that if any of the samples collected in the required survey contain more than 1% asbestos, it is my responsibility to have asbestos-containing materials properly abated that would be disturbed or rendered Regulated Asbestos-Containing Material (RACM) during renovation or demolition activities before a renovation/demolition permit is issued by the Municipality of _____ and before I may begin any renovation or demolition activity.

Example 4

□ A copy of the asbestos survey for the area(s) to be renovated/demolished has been included with this permit application. This survey has been done in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP). A Phase I Site Assessment (Phase I) or Environmental Site Assessment (ESA) may not comply with these requirements unless it contains an asbestos survey including sampling performed by a DSHS-licensed or accredited asbestos inspector. Substantial penalties may result from failure to conduct a proper asbestos survey.

Optional additional language:

I understand that if any of the samples collected in the required survey contain more than 1% asbestos, it is my responsibility to have asbestos-containing materials properly abated that would be disturbed or rendered Regulated Asbestos-Containing Material (RACM) during renovation or demolition activities before a renovation/demolition permit is issued by the Municipality of _____ and before I may begin any renovation or demolition activity.

* Austin-American Statesman articles by Kevin Carmody
Special Report: Asbestos Exposure, January 7, 2001 and January 8, 2001



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 SKIES LIGHTING TIPS

The Town is dedicated to preserving the idyllic natural setting of this region. In 1999, the Town adopted a series of restrictions and guidelines designed to limit glare, reduce unnecessary light and limit other light pollution, so that our residents may enjoy a starry sky. Our Dark Skies Ordinance helps to ensure appropriate lighting where it is needed, but no lighting where it isn't needed, such as in our dark skies. This reduces spillover light between properties, while also increasing safety for travelers and the aesthetic value of our Town.

The Town's Dark Skies Ordinance was created to regulate the installation and use of outdoor lighting fixtures in the Town, in order to improve nighttime public safety, utility and security by directing the light only where it is needed. Poorly installed lighting can cause unnecessary glare that is detrimental to the safety and security of persons, property and vehicular traffic.

So, what can you do to help preserve Fairview's dark skies? Check out our tips below:

- Outdoor lighting fixtures should shine downward or toward structures, retrofitted if necessary, and maintained in order to prevent glare, light trespass and light pollution. Full shielding of outdoor fixtures is preferred to control light output in all situations. See the pictured examples of acceptable versus unacceptable light fixtures. Unacceptable fixtures have exposed bulbs, causing the light to shine outwards. Acceptable fixtures have bulbs that are positioned under the fixture hood, causing the light to shine downward.

- Security lighting should be shielded and aimed so that illumination is directed only within the owner's property boundaries and not cast on other areas.

- Utilize lighting timers, dimmers and/or sensors to turn on lights only when needed. Security lights should include motion sensors so to only be triggered by movement. This makes them more effective than lights left on all night, as the change in lighting can startle an intruder and alert the homeowner than something is happening.

- Update existing fixtures by adding shielding to make them full cutoff. Full cutoff fixtures actually reduce glare and improve lighting by aiming the light more precisely. It puts the light on the ground, where you need it and not in your eyes where it actually inhibits your night vision.

- When unacceptable lighting fixtures break, such as carriage lights, replace them with acceptable and efficient lighting fixtures.

- Switch to lower wattage bulbs and fully shielded fixtures, which can save you money by aiming your lighting where it's needed and not just shining it wastefully into the sky.

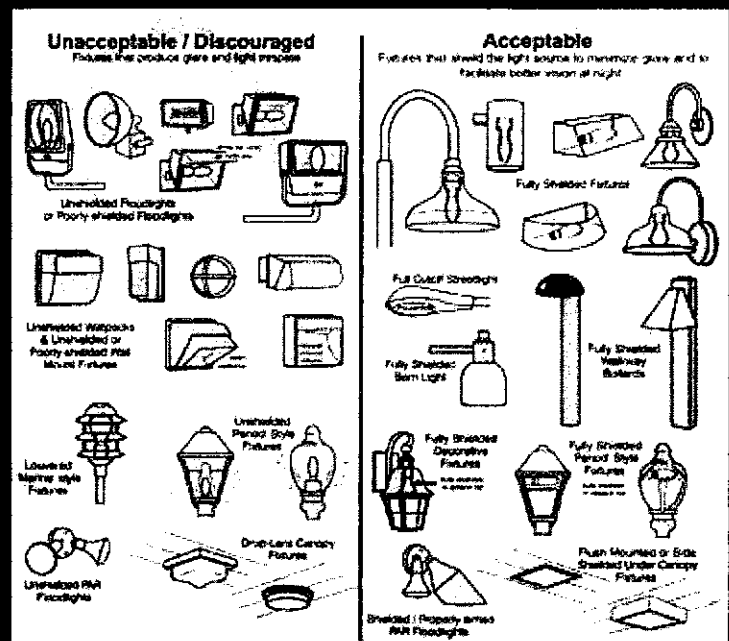
- Stay informed about lighting regulations that impact lighting fixtures and lighting levels allowed on your property. There are two lighting districts in the Town of Fairview

that regulate the installation and use of outdoor lighting of properties within each respective district. The map below identifies District 1 as being comprised of all properties located within the Commercial Planned Development District (CPDD). District 2 is comprised of all properties outside of the CPDD. For more information access the Environment page under the Community tab on the Town website.



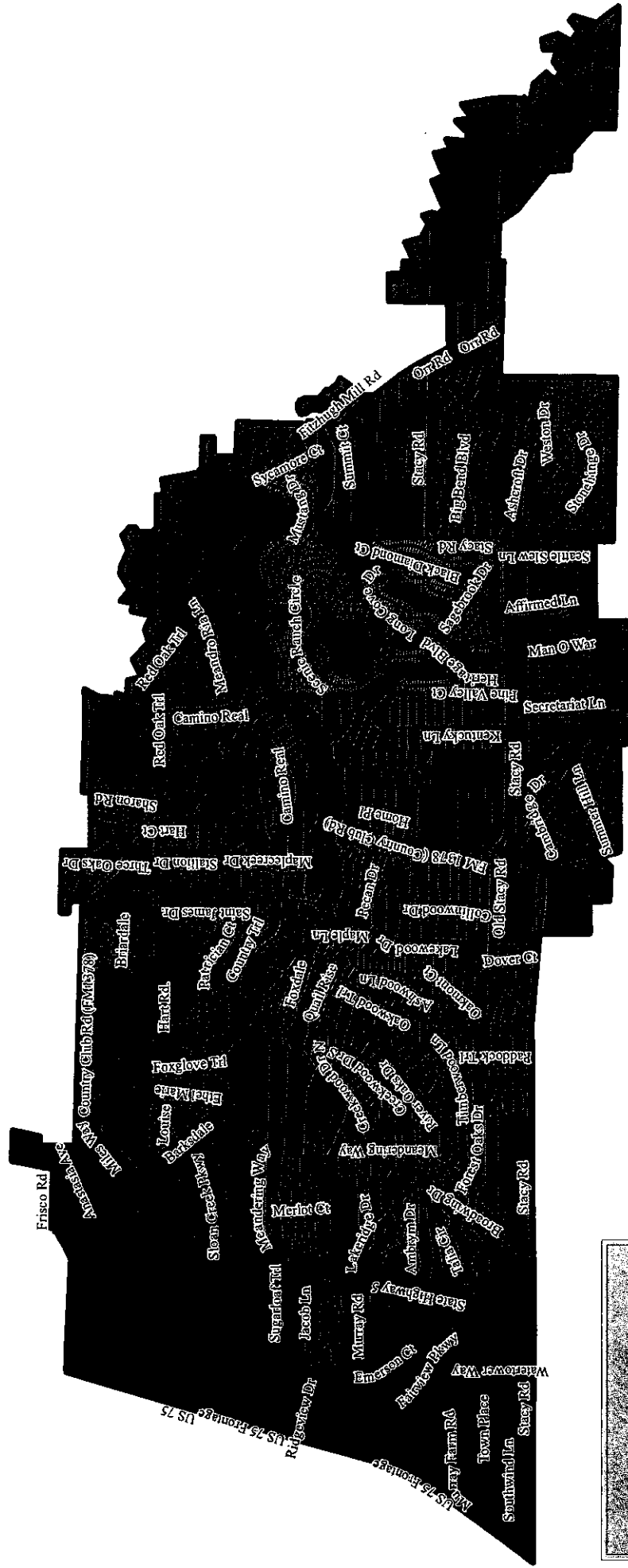
- In District 1 any light fixture that doesn't comply with full cutoff shielding requirements, unless otherwise addressed in the Town's lighting regulations, is considered nonconforming and is only allowed in unique circumstances if approved by the Town. In the event nonconforming fixtures are approved by the Town, those fixtures are limited to a maximum of 20k lumens per developed acre. In District 1 lighting levels are limited by the type of land use through established minimum and maximum footcandle levels.

- In District 2 any unshielded or partially shielded lighting that are permitted by the Town are limited to a maximum of 10k lumens per developed acre. In District 2 a maximum limit of 50k lumens per developed acre applies to all lighting irrespective of shielding condition.





Town of Fairview Lighting Districts



Legend

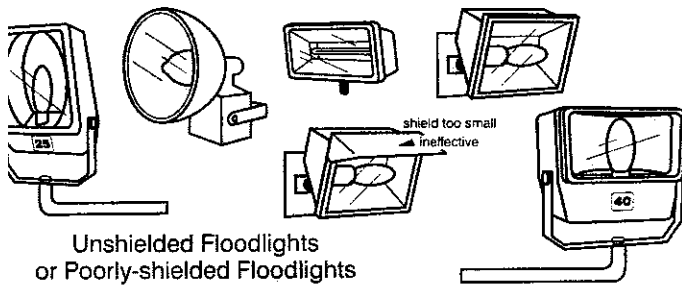
- Streets
- FairView Parcels
- District 1
- District 2



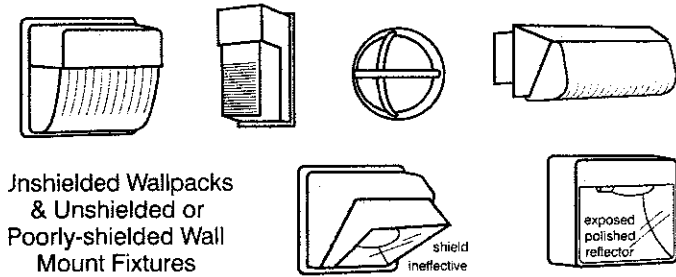
Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

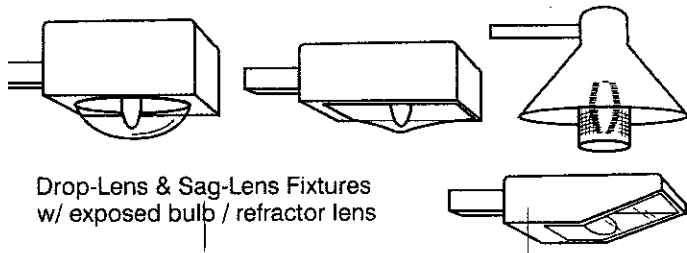
Fixtures that produce glare and light trespass



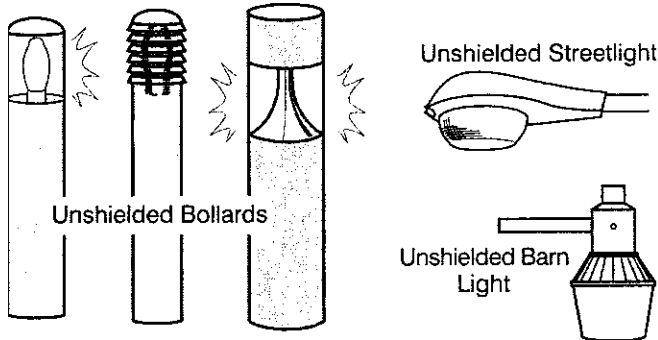
Unshielded Floodlights
or Poorly-shielded Floodlights



Unshielded Wallpacks
& Unshielded or
Poorly-shielded Wall
Mount Fixtures



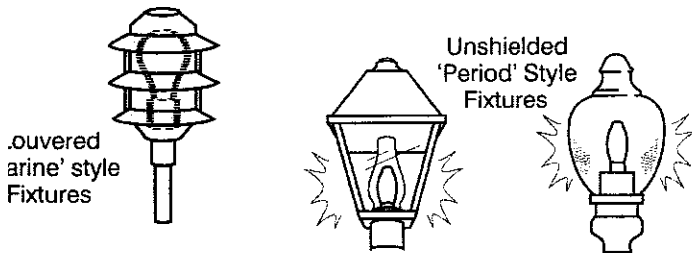
Drop-Lens & Sag-Lens Fixtures
w/ exposed bulb / refractor lens



Unshielded Streetlight

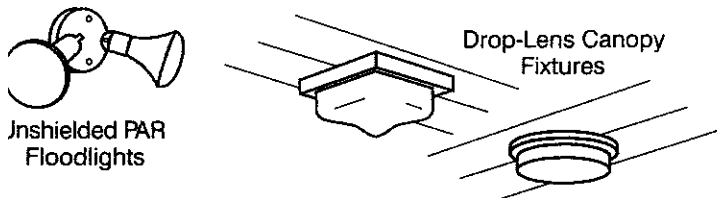
Unshielded Bollards

Unshielded Barn
Light



covered araine' style
Fixtures

Unshielded
'Period' Style
Fixtures

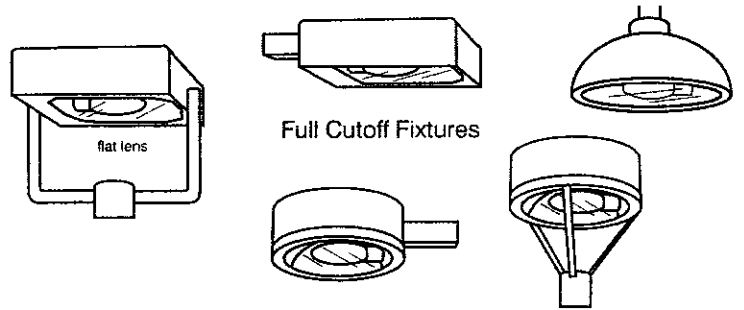


Unshielded PAR
Floodlights

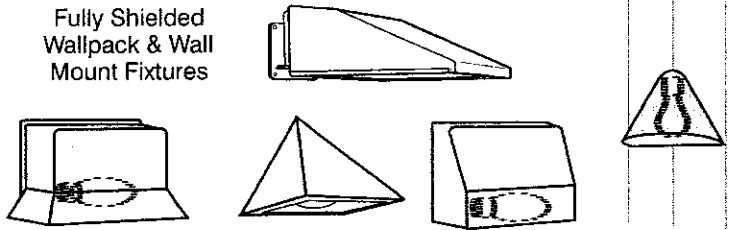
Drop-Lens Canopy
Fixtures

Acceptable

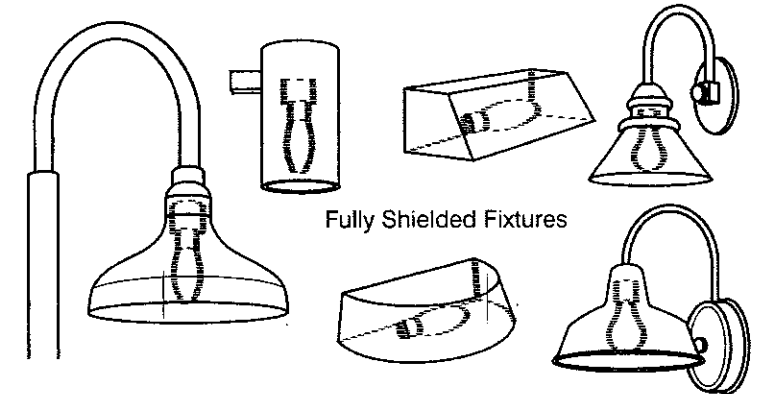
Fixtures that shield the light source to minimize glare and light trespass
and to facilitate better vision at night



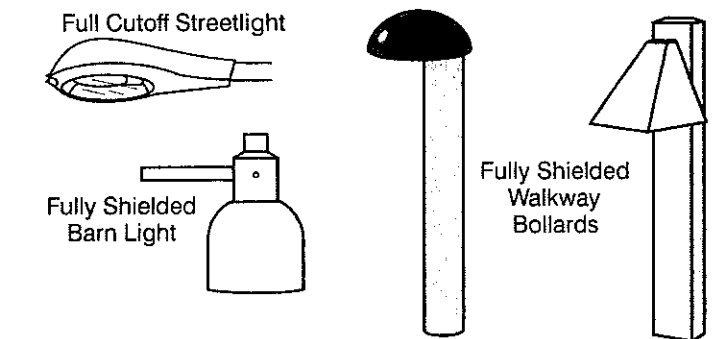
Full Cutoff Fixtures



Fully Shielded
Wallpack & Wall
Mount Fixtures



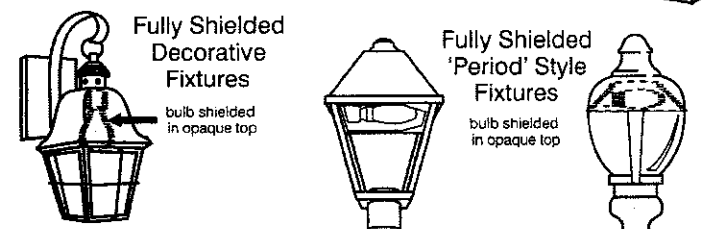
Fully Shielded Fixtures



Full Cutoff Streetlight

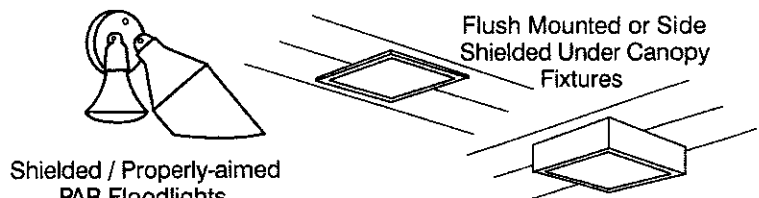
Fully Shielded
Barn Light

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