



# **RESIDENTIAL BUILDER'S PACKET-NEW CONSTRUCTION**

Town of Fairview Building Inspections Department

372 Town Place

Fairview, Texas 75069

Phone: 972-886-4209

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[permits@fairviewtexas.org](mailto: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, however suggested for record keeping purposes only)

New Residential Construction Square Footage \_\_\_\_\_ in/ft (Total under roof)

Addition/Remodel/Accessory Square Footage for Your Scope of work \_\_\_\_\_ in/ft

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

EMAIL: [permits@fairviewtexas.org](mailto:permits@fairviewtexas.org)

AUTOMATED INSPECTION LINE: 972-886-4250



## RESIDENTIAL PLAN SUBMITTAL

CURRENT CODES: 2018 IRC AND 2017

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

\*\*\*\*The time frame for a residential plan review can be up to 7-10 business days, however, if there is any information missing the review process can be extended past the given time frame. The Town of Fairview requires all 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. \*\*\*\*

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

**Outdoor Lighting must meet "Dark Sky Ordinance."**

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

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

Updated: March 2021



# **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
- i. 2018 International Swimming & Spa 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 RESIDENTIAL NEW CONSTRUCTION PERMIT REQUIREMENTS

### PLANS SUBMITTAL:

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

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

### FEES:

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

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

Minimum fee	\$150.00
1-100,000 SF	\$0.035/SF
100,001-300,000 SF	\$3,500 plus 0.017/SF over 100,000
>300,000 SF	\$6,900.00 + \$0.01/SF over 300,000 SF
4. Trash Hauler Fee \$100.00(if anyone other than Allied is listed on your permit application)
5. Residential Certificate of Occupancy \$75.00

6. Impact Fees

Please check the attached worksheets

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

INSPECTIONS:

1. Rough plumbing
2. T-pole
3. Foundation (3<sup>rd</sup> party Eng. letter) *if applicable*
4. "Seconds" (includes framing, electrical/mechanical rough, plumbing top out)
5. Insulation (3<sup>rd</sup> party letter)
6. Electric Meter Release
7. Gas Meter Inspection
8. Drive Approach
9. Fire suppression *if applicable*
10. Final Energy Approval (3<sup>rd</sup> party letter) *if applicable*
11. Building Final for Certificate of Occupancy



The Fairview Code of Ordinances, sections 14.02.204 (c) 8, 14.02.254 (c) 8 14.02.304 (c) 8, and 14.02.354 (c) 8 limit the maximum lot coverage of all impervious surfaces to 35% in the RE-1 district, 30% in the RE-1.5 district, and 25% in the RE-2 and RE-3 districts.

Violations may result in citation and removal of structures exceeding total allowed impervious surface area. In order to comply with the ordinance, please complete the following form and have it notarized.

Address \_\_\_\_\_

House Pad \_\_\_\_\_ sq ft.

Driveway \_\_\_\_\_ sq ft.

Sidewalk \_\_\_\_\_ sq ft.

Swimming Pool \_\_\_\_\_ sq ft.

Swimming Pool Deck \_\_\_\_\_ sq ft.

All current accessory buildings \_\_\_\_\_ sq ft.

Other impervious surface \_\_\_\_\_ sq ft.

Proposed new use (s) \_\_\_\_\_

\_\_\_\_\_ sq ft.

\_\_\_\_\_ sq ft.

\_\_\_\_\_ sq ft.

Total square footage \_\_\_\_\_

Total Impervious Surface (sq ft) \_\_\_\_\_ (a)

Lot size (sq ft) \_\_\_\_\_ (b)

Impervious Surface to Lot Ratio \_\_\_\_\_

I hereby attest under penalty of law, that the above information is true and correct:

\_\_\_\_\_  
Signature of Surveyor, Architect, or Engineer

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

State of Texas

County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_.

Signature of Notary: \_\_\_\_\_

Printed Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_



## RELEASE FROM ELECTRIC AND GAS SERVICE

PERMIT NO: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

BUILDER: \_\_\_\_\_

ELECTRIC PROVIDER: \_\_\_\_\_

GAS PROVIDER: \_\_\_\_\_

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

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

State of Texas

County of Collin

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

\_\_\_\_\_  
Signature of Owner or Owner's Agent

\_\_\_\_\_  
Date

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





## PROTECTION AGAINST TERMITES

Permit Number: \_\_\_\_\_ Address: \_\_\_\_\_

Builder: \_\_\_\_\_

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

Name of Protection Provider (Company): \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

State License No. \_\_\_\_\_

STATE OF TEXAS

COUNTY OF COLLIN

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## 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

### **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	\$30,362
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

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

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

## 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\*\*\*\*\*

# 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

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

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

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen. Rate (PM)	Pass by Row	Pass by Source	Trip Rate	NHTS Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max. Trip Length (mi)	Veh. Mi. Per Dev. Unit
<b>PORT AND TERMINAL</b>											
Truck Terminal	200	Truck	0.00			0.00	14.00	50	0	0.00	0.00
<b>INDUSTRIAL</b>											
Chemical Processing	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Chemical Warehouse	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Food Processing	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Food Warehouse	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
General Warehouse	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
<b>RESIDENTIAL</b>											
Single-Family Detached Housing	200	1,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Single-Family Attached Housing	200	1,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Multi-Family Detached Housing	200	1,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Multi-Family Attached Housing	200	1,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Mobile Home Park	200	1,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
<b>LODGING</b>											
Hotel	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Motel	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
<b>RECREATIONAL</b>											
Amusement Park	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Casino	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Convention Center	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Shopping Center	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Warehouse	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Warehouse	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
<b>INSTITUTIONAL</b>											
Church	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Day Care Center	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Public Administration Building	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Public Library	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Public Office Building	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Public Warehouse	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
<b>MEDICAL</b>											
Hospital	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Nursing Home	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Animal Hospital	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
<b>OFFICE</b>											
Business Office Building	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Business Office Building	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Business Office Building	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Business Office Building	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00
Business Office Building	100	100,000 sq ft	0.00			0.00	14.00	50	0	0.00	0.00



**TABLE 2 (CONT'D)**

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pav-by Rate	Pav-by Source	Trip Rate	NHTS Trip Length (mi)	Adj For O.D.	Adj Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
<b>COMMERCIAL</b>											
<b>Automobile Related</b>											
Automobile Sales Center	244	1,000 SF GFA	3.17	40	B	1.77	4.15	50	4.43	2.23	4.17
Automobile Parts Shop	245	1,000 SF GFA	5.23	40	A	1.4	4.45	50	3.6	2.23	7.67
Gasoline Service Station	246	Vehicle Servicing 25' x 40'	13.87	40	A	3.24	1.25	50	0.67	0.50	4.32
Gasoline Service Station w/ Convenience Store	247	Vehicle Servicing 25' x 40'	17.84	50	B	5.42	1.27	50	1.00	0.50	3.52
Gasoline Service Station w/ Convenience Store and Auto Wash	248	Vehicle Servicing 25' x 40'	17.82	50	A	3.17	1.25	50	2.17	0.50	3.52
Quick Lube/Car Wash	249	1,000 SF GFA	2.52	30	B	2.17	4.15	50	2.0	2.17	1.67
Quick Lube/Car Wash & Shop	250	Automotive Parts Shop	5.13	40	B	1.17	4.45	50	4.43	2.23	6.77
Self-Service Car Wash	251	500	9.50	40	B	3.17	1.25	50	1.50	0.50	1.92
Tire Shop	252	1,000 SF GFA	4.15	25	A	2.25	4.15	50	4.23	2.0	5.37
<b>Dining</b>											
Fast Food Restaurant w/ Drive Thru Window	253	1,000 SF GFA	31.45	40	A	14.75	5.14	50	3.45	2.35	45.25
Fast Food Restaurant w/ Drive Thru Window & Carry Out	254	1,000 SF GFA	24.75	50	B	10.08	3.54	50	2.62	2.35	34.97
Fast Food Restaurant w/ Drive Thru Window & Carry Out & Delivery	255	1,000 SF GFA	27.35	40	A	5.5	4.37	50	3.14	1.97	17.23
Quick Service Restaurant	256	1,000 SF GFA	7.41	40	A	4.17	5.17	50	3.14	1.24	12.14
Coffee Shop/Donut Shop/Tea Shop	257	1,000 SF GFA	12.67	70	A	12.64	4.57	50	4.37	2.27	27.13
<b>Other Retail</b>											
Furniture Store/Bedroom Store	258	1,000 SF GFA	4.22	30	C	3.40	5.50	50	2.40	2.40	3.40
Home Goods Store/General Store	259	1,000 SF GFA	6.74	30	B	4.80	5.50	50	3.30	2.90	10.40
Home Improvement Supercenter	260	1,000 SF GFA	2.13	15	A	1.77	5.50	50	1.70	2.40	1.70
Pharmacy/Drugstore	261	1,000 SF GFA	3.27	40	A	5.25	5.50	50	2.30	2.60	12.14
Shoe Store	262	1,000 SF GFA	3.70	30	A	2.15	5.50	50	2.30	2.40	6.40
Supermarket	263	1,000 SF GFA	9.44	30	A	6.07	5.50	50	2.34	2.40	17.20
Tire Shop/Car Wash/Service Station	264	1,000 SF GFA	4.17	30	B	3.40	5.50	50	2.30	2.40	4.7
Department Store	265	1,000 SF GFA	1.67	30	A	1.37	5.50	50	2.30	2.40	3.47
<b>SERVICES</b>											
Workshop	266	1,000 SF GFA	14.75	30	B	7.25	4.15	50	2.34	2.23	15.20
Storage Yard	267	1,000 SF GFA	31.45	40	A	17.62	4.45	50	3.30	2.23	34.83
Mail Station	268	1,000 SF GFA	7.45	30	B	1.02	4.45	50	2.23	2.23	2.27

Key to Sources of Pav-by Rates

How to calculate the fee:

(Cost per Veh-Mi) X (Dev. Unit) X (Veh-Mi Per Dev-Unit) = Road Impact Fee

**\$730 or \$365**

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

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



## 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.**

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

**GENERAL:**

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

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

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

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





## 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: All residential sites are required to have one portable toilet per lot.
  - a. Exception 1: If two (2) lots are side-by-side on the same side of the street, one portable toilet may serve the two (2) lots.
  - b. Exception 2: The portable toilet may be removed from the lot only when a working toilet is properly installed in the structure for the use of the workers. 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.

October 2016

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.



### Inspection Readiness Points

We have developed the following lists of standard inspection points in an effort to assist builders in assuring readiness for inspections, preventing delays, and lowering the incidence of re-inspections. These are, of course, only the most basic expectations and are not intended to supplant the code; nor shall they assure approval. The experience, expertise, and judgment of the inspector will hold sway because no two situations are ever exactly the same. These, though, are consistently expected and may be used as a helpful reference.

### Plumbing Rough Inspection

An address visible from the street

The builder's sign (with phone number)

The permit package (attached to the builder's sign) containing:

- The pre-construction approval tag
- The approved site plan
- A form board survey (with an original seal and signature)

A visible sewer tap connection (if applicable)

A town cleanout at the property line

A test tee in the sewer line (above the town cleanout, not at the bottom of the hole)

A schedule 40 PVC or copper service line

All fittings and piping exposed for inspection

Proper drainage fittings

Proper fall on all drainage piping

Proper bedding for all drainage piping

A PSI test on the drainage system, (pressure test on PVC will void warranties), 60 lbs. PSI on water, caps on all but one stack, copper and PVC wrapped at beam crossings

A connection between the hot and cold water lines

A 100 PSI gauge with a 60 PSI test on the water lines

Yard PE gas line (if applicable)

- Minimum 18-inch deep
- Approved gas wrap material on pre-bent risers



## Inspection Readiness Points

### Plumbing Top Out

An address (visible from the street), erosion control, debris control, trash bin, portable toilet, and builders sign are always inspection points.

Gas Piping (an attic ladder is required for this inspection)

#### Black pipe

- Wrapped through brick
- Sized per code
- Tested to 16 PSI on 30 PSI gauge

#### Flexible stainless steel tubing

- Nail guards
- Terminations at equipment
- 16 PSI on 30 gauge on low side
- 60 PSI test on 100 PSI gauge on high side

#### Drain, Waste & Vent Piping

- Trap arms (length, fall, size and bends)
- Closet bends centered 15 1/2" (minimum) to framed walls
- Built-up showers blocked and tested
- 2<sup>nd</sup> floor rough tested to above lavatory arms
- 2<sup>nd</sup> floor drains maximum horizontal bends of 135 degrees before a cleanout is required
- Vents through roof and flashed

#### Water

- Town pressure on hot and cold water (or 60 PSI on 100 PSI gauge)
- Insulated in garage walls, outside walls and in attic
- Water heater T & P line roughed
- Frost proof hose bibs secured to building frame





## Frame and Electrical Rough Inspection

### Common Discrepancies

- Over/Under bent wires in device boxes
- Shoot exterior plates to Code
- Mount device boxes to manufacturer's specifications
- Bad or missing wind bracing
- Wires not stapled properly
- Properly supported beams
- Jacuzzi electrical must be 4" above finished floor
- Missing flashing at gables
- Remodel boxes used in new construction
- Fire stop chimney chase
- Receptacles not within 24" of kitchen sink
- Switches located behind doors that are not convenient
- Tighten or replace headers
- Support roof framing members, double studs required under ridges, hips and valleys
- Missing joist hangars or hangars not fully nailed
- Draft stop dead air spaces, double walls and chases



### HVAC Rough

This inspection is combined with the plumbing top out and is to be ready at the same time.

All heating/cooling duct work complete

All exhaust fans installed and ducts complete to termination

Heating/cooling unit installed

Furnace vent installed, secured and clear 1" to combustibles

Duct and vent chases and firs framed:

- When chases and/or firs are used as duct work
- When seal return/supply air from unconditioned air
- When seal vertical wires out of return

All duct work insulated from unconditioned spaces

Primary and secondary drains installed to termination points (supported for 1/8")

Fireplace installed and cleared to combustibles

- Log lighter valve a maximum of 4 ft. to gas openings in log lighter
- Wood no closer than standoffs over the fire box
- No wood exposed under fire box

Chimney installed through the roof

Draft stops installed

Chimney secured from combustibles by required distances



### Plumbing and HVAC Final

- Permanent address posted
- Water meter complete
- House cleanout with cap
- Vents above the roof painted
- Sprinkler permit and sprinkler test form at kitchen counter
- All plumbing and fixtures completed
- Water closet secured rigidly to the floor
- All gas appliances connected correctly
- All attic catwalks and work platforms solid, secure and unobstructed
- Combustion air for gas appliances
- Jacuzzi tubs require an access hatch



### Inspection Readiness Points

#### Fire Suppression

An address (visible from the street) and builders sign are always inspection points

- All sprinkler heads must have construction covers
- All pipe in open space area must be insulated
- Riser must be attached to water line
- Riser must have 200 PSI

#### Fire Suppression Final

- All doors must be unlocked for access into house, garage, etc.
- All sprinkler heads must have cover plates
- All cover plates must be free from paint and caulk
- Inspector test box must be unlocked and opened
- Riser gauge will be free from paint and visible
- Riser must be turned on with water in system.





## Building & Electrical Final Inspection

### Common Discrepancies

- Debris and construction materials in empty/adjoining lots
- Spilled concrete on street, approach and walks
- Broken or cracked walks
- Device boxes behind Formica not flush with combustibles
- Ground rod not connected or missing
- AC units over/under fused
- Garbage disposal not operable
- GFCI plug not working or wired wrong
- Smoke detector not in loop
- Stair handrails not to code
- Missing tempered glass
- GFCI for a second-floor bath located on first floor
- Receptacles behind sink or range top
- Seal fireplace lintel
- Receptacle within 6' of deep sink not GFCI protected
- Paperwork missing or incomplete/outdated
- Missing sod where required
- Drainage does not match drainage survey



### Meter Inspection

#### Common Discrepancies

- Open wire ends and J-boxes
- Missing cover plates
- Meter base too high
- Missing proper ground at service entry
- Cold water ground location at panel box
- AC condenser set where electrical outlets, hose bibs or AC disconnect are behind condenser
- Proper clearance between electric meter and gas meter
- Gas lines to units not capped



#### 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.



## **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.

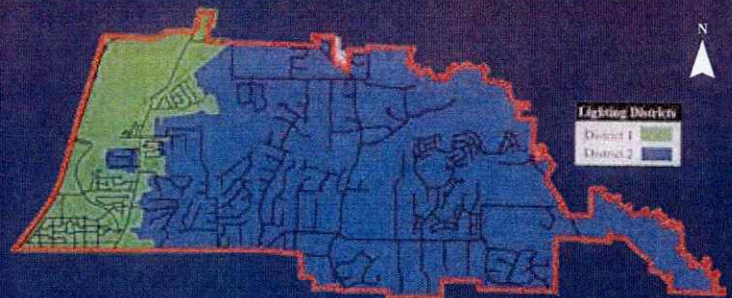
- Update existing fixtures by adding shielding to make them full cutoff. Full cutoff fixtures actually reduce glare and improve lighting by aiming the light more precisely. It puts the light on the ground, where you need it and not in your eyes where it actually inhibits your night vision.

- 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.





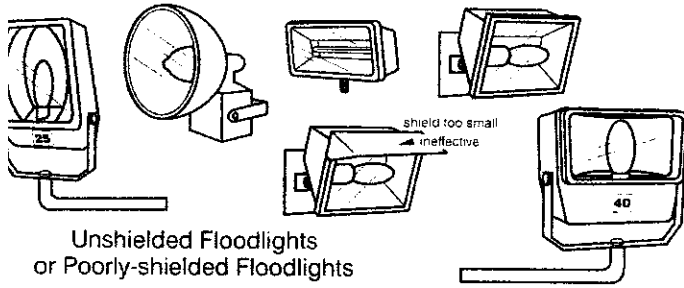


District 2

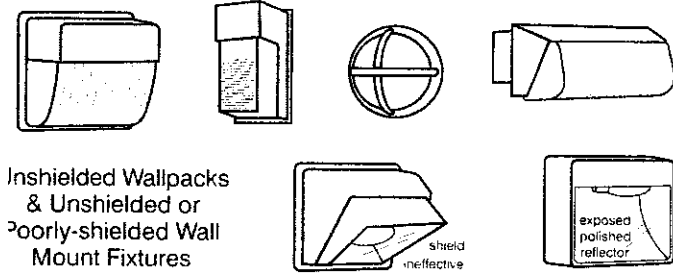
# Examples of Acceptable / Unacceptable Lighting Fixtures

## Unacceptable / Discouraged

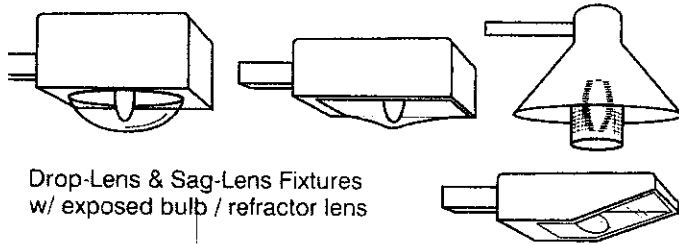
Fixtures that produce glare and light trespass



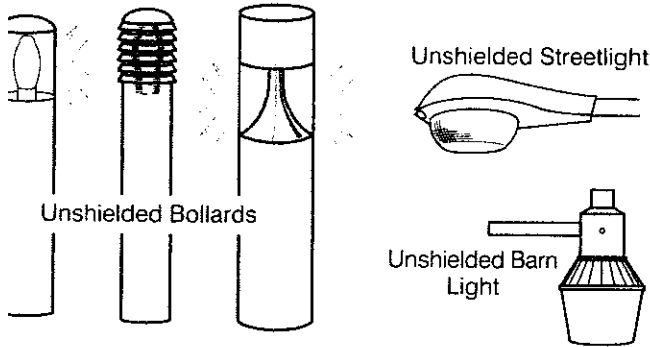
Unshielded Floodlights  
or Poorly-shielded Floodlights



Inshielded Wallpacks  
& Unshielded or  
Poorly-shielded Wall  
Mount Fixtures



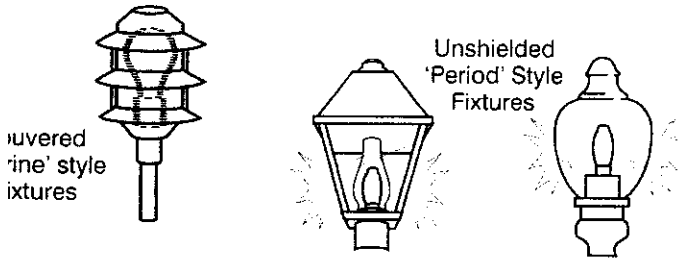
Drop-Lens & Sag-Lens Fixtures  
w/ exposed bulb / refractor lens



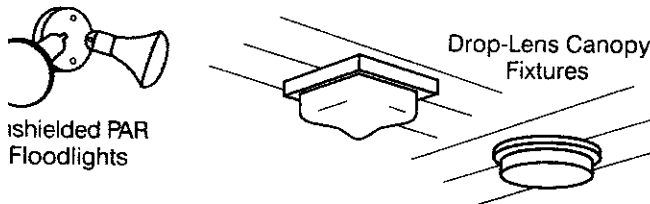
Unshielded Bollards

Unshielded Streetlight

Unshielded Barn  
Light



Unshielded  
'Period' Style  
Fixtures

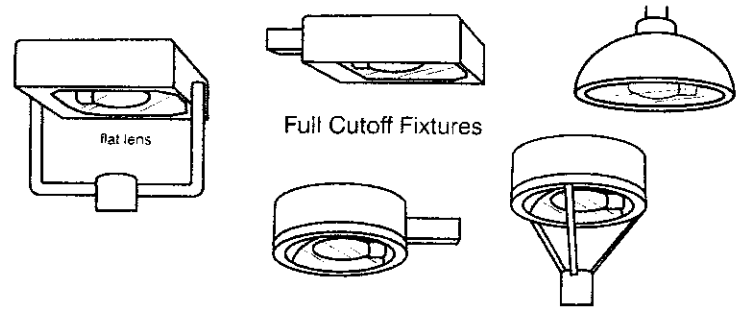


Unshielded PAR  
Floodlights

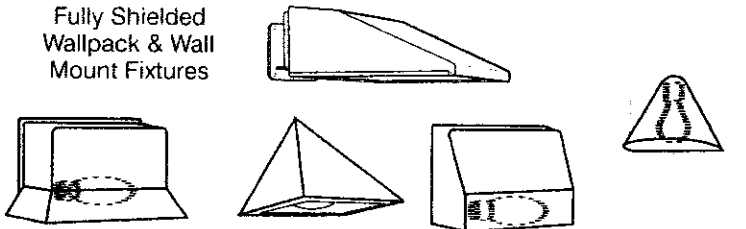
Drop-Lens Canopy  
Fixtures

## Acceptable

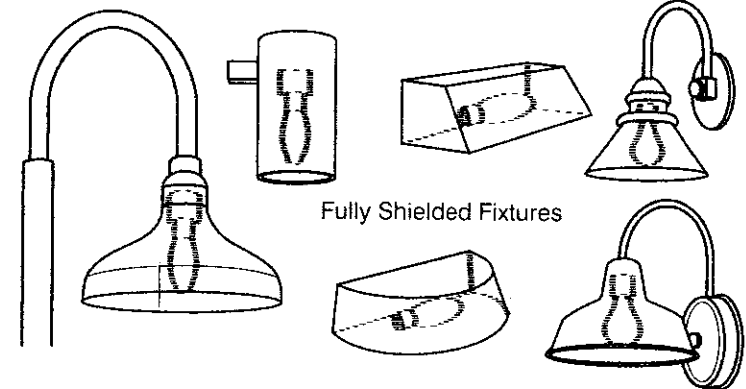
Fixtures that shield the light source to minimize glare and light trespass  
and to facilitate better vision at night



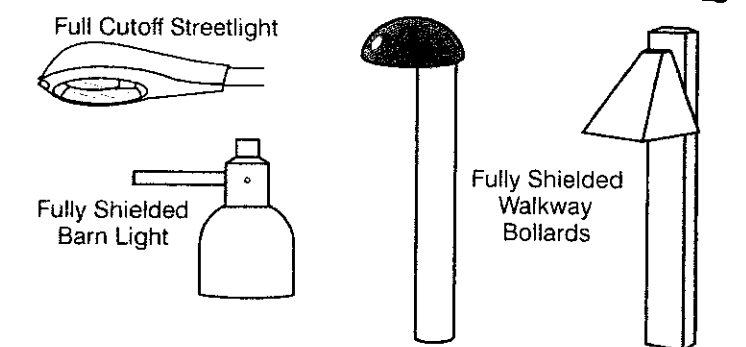
Full Cutoff Fixtures



Fully Shielded  
Wallpack & Wall  
Mount Fixtures



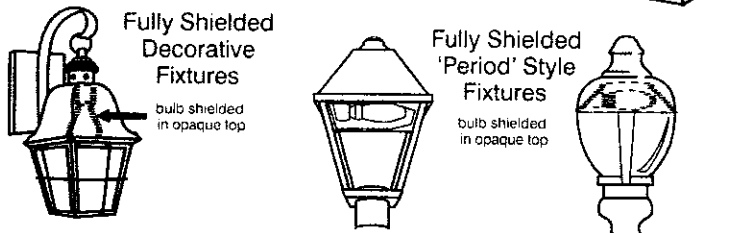
Fully Shielded Fixtures



Full Cutoff Streetlight

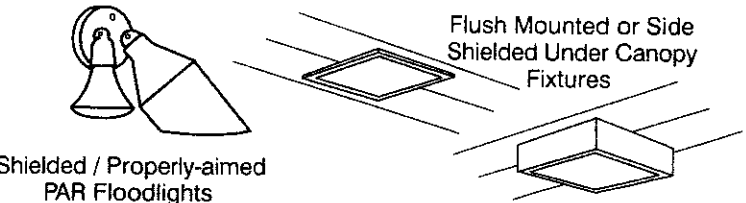
Fully Shielded  
Barn Light

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