

ORDINANCE NO. 680

AN ORDINANCE OF THE CITY OF HOWE, TEXAS AMENDING ORDINANCE NO. 553 AND ORDINANCE NO. 567 AND ORDINANCE NO. 580 AND ORDINANCE NO. 610 AND ORDINANCE NO. 674 BUILDING CODE PROVISIONS AND PROVIDING REGULATIONS AND PERMIT AND INSPECTION FEES; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOWE, TEXAS:

The Howe City Council hereby adopts the following permit fees for residential and commercial construction, alterations, repairs, and inspection fees.

Permit Fees

The fee for each permit shall be as set forth in Table 1-A.

Plan Review Fees

When submittal documents are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A.

The plan review fees specified in this section are separate fees from the permit fees, and are in addition to the permit fees.

Table 1-A - Building Permit Fees

Valuation	Fee
\$1.00 to \$10,000.00	\$153.84
\$10,001 to \$25,000.00	\$199.38 for the first \$10,000.00 plus \$15.40 for each additional \$1,000.00, or fraction thereof, to and including \$25,000
\$25,001.00 to \$50,000.00	\$430.38 for the first \$25,000.00 plus \$11.11 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$708.13 for the first \$50,000.00 plus \$7.70 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,093.13 for the first \$100,000.00 plus \$6.16 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,557.13 for the first \$500,000.00 plus \$5.23 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00

\$1,000,001.00 and up	\$6,172.13 for the first \$1,000,000.00 plus \$3.47 for each additional \$1000.00 or fraction thereof
Swimming pools above and in ground	\$153.84
Single inspections - (plumbing, electrical, roof decking, pre-pour concrete)	\$80.00
Fences, portable buildings, inflatable pools, maximum pre-pour concrete 12' x 12' x 4'	\$35.00
Demolition – Residential and Commercial under \$50,000.00 value	\$100.00
Demolition – Commercial over \$50,000.00 value (includes asbestos survey)	\$150.00

Building Permit Valuation

The building permit fee charged to build a new building, to add on to an existing building, to remodel or to alter an existing building shall be based on the declared valuation of the proposed work. For one- and two-family dwellings only, the value of \$60.00 per square foot of total area under roof shall be used to determine the valuation for the purpose of computing permit fees in accordance with Table 1-A. The Building Official may require the applicant to verify the declared value. The building permit fee shall be calculated based upon figures from Table 1-A. For residential accessory structures, (larger than 12' x 12'), the value of thirty dollars and no cents (\$30.00) per square foot of the total under roof shall be used to determine the valuation for the purpose of computing the permit fees in accordance with Table 1-A. The Building Official may require the applicant to verify the declared value.

Additional Fees and Information

1. Permits for accessory and portable buildings which have electrical, plumbing and or concrete will be charged according to schedule of fees shown on Table 1-A.
2. Failed inspections which require re-inspection and will be done at no charge.
3. Twenty-four (24) hour notice of inspection need is required.
4. Inspections called in on Fridays will be completed on the following Monday.

5. Persons needing inspections should contact the inspection company, Bureau Veritas during regular business at 1-877/837-8775.

IF ANY SECTION, subsection, paragraph, sentence, clause, phrase, or word in the ordinance, or application thereof to any person or circumstances, is held invalid by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the ordinance, and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity.

This ordinance shall not be construed so as to conflict with any superior law, including but not limited to the laws and statutes of the State of Texas and laws and statutes of the United States.

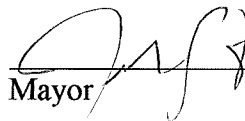
That any person who shall violate any of the provisions of this ordinance, or shall fail to comply therewith or with any of the requirements thereof, shall be charged with a misdemeanor and upon conviction shall be punished by fine not exceeding five hundred (\$500.00) and each occurrence of any such violation shall constitute a separate and distinct offense.

All ordinances, parts of ordinances, resolutions, or policies of the City of Howe, Texas in conflict or to come in conflict, with this ordinance are expressly repealed to the extent of such conflict.

That is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public as required by law and that public notice of the time, place and purpose of said meeting was given as required.

That this ordinance shall take effect and be in full force and effect from and after the date of its passage and publication.

PASSED AND APPROVED THIS THE 27TH DAY OF OCTOBER 2009.



Mayor

ATTEST:



City Secretary

