

ORDINANCE 2010-13

AN ORDINANCE OF THE CITY OF MABANK TEXAS PERTAINING TO STORAGE BUILDINGS WITHIN THE CITY PLACED ON RESIDENTIAL LOTS; PROVIDING FOR DEFINITIONS, PROVIDING REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR FINES; PROVIDING AN EFFECTIVE DATE.

SECTION 1. DEFINITIONS

- a) A storage building is herein defined as a structure constructed on-site or moved to a property in the City that is separate from the primary residence located on the same lot.

SECTION 2. REQUIREMENTS

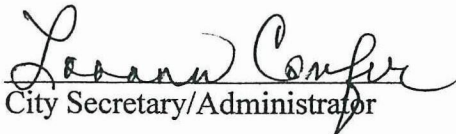
- a) All storage buildings constructed on-site or moved to a residential lot in the City of Mabank shall comply the Building, Electrical and Plumbing Codes adopted by the City and shall obtain a permit prior to construction or being moved to the lot.
- b) No storage building moved to a residential lot shall be more than two (2) years old, unless otherwise approved by the City Administrator.
- c) No storage building shall be occupied as a residence.
- d) All storage buildings shall comply with the setback requirements established by the City of Mabank, or the deed restrictions of the residential subdivision in which it is located, whichever is more restrictive.

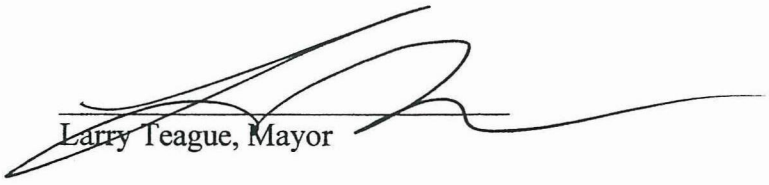
SECTION 3. SEVERABILITY

That the terms and provisions of this ordinance are severable and are governed by the Code of the City of Mabank, as amended.

EFFECTIVE DATE:

PASSED AND APPROVED ON THIS 13TH DAY OF OCTOBER 2010.


City Secretary/Administrator


Larry Teague, Mayor

ORDINANCE NO. 2008-08

AN ORDINANCE OF THE CITY OF MABANK, TEXAS REPEALING EXHIBIT A OF ORDINANCE 2008-07 PERTAINING BUILDING PERMIT AND INSPECTION FEES; PROVIDING FOR SEVERABILITY AND PROFIDING AN EFFECTIVE DATE; PERTAINING TO ARTICLE 214.001 BUILDING STANDARDS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MABANK, TEXAS:

SECTION 1. REPEAL OF EXHIBIT A IN ORDINANCE 2008-07.

Exhibit A of Ordinance 2008-07 pertaining to building permit fees is hereby repealed.

SECTION 2. ADOPTION OF THE AMENDED EXHIBIT A IN ORDINANCE 2008-08.

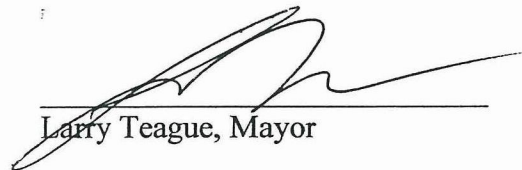
SECTION 3. EFFECTS OF REPEAL.

The repeal provided for in Section 1 of this Ordinance shall not affect any other articles In the City of Mabank Code of Ordinances.

SECTION 4. EFFECTIVE DATE.

This Ordinance shall become effective on the 1st day of July 2008.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Mabank, Texas, on the 1st day of July 2008.


Larry Teague, Mayor

ATTEST:

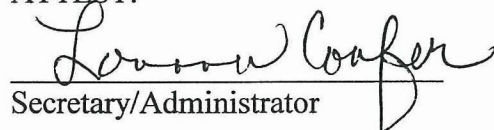

Secretary/Administrator

EXHIBIT A

| Building/Remodel Permit and HUD Code Manufactured Homes Fees | |
|--|---|
| \$100.00 or less | N/A |
| \$100.00 to \$500.00 | \$25.00 |
| \$501.00 to \$2000.00 | \$25.00 for the 1 st \$500. plus \$1.00 per \$100. to 2,000 |
| \$2,001 to \$25,000 | \$40.00 for the 1 st \$2,000. plus \$2.50 per \$1,000 to \$25,000 |
| \$25,001 to \$50,000 | \$97.50 for the 1 st \$25,000. plus \$2.50 per \$1,000 to \$50,000 |
| \$50,001 to \$100,000 | \$160.00 for the 1 st \$50,000 plus \$2.50 per \$1000 to \$100,000 |
| \$100,001 to \$500,000 | \$285.00 for the 1 st \$100,000 plus \$2.50 per \$1,000 to \$500,000 |
| \$500,001 to \$1,000,000 | \$1285.00 for the 1 st \$500,000 plus \$2.50 per \$1,000 to \$1,000,000 |
| \$1,000,001 and up | \$2535.00 for the 1 st \$1,000,000 plus \$2.50 per \$1,000 |
| Inspection Fees | |
| Plumbing Rough (prior to slab pour) | \$25.00 |
| Foundation | \$25.00 |
| HVAC Rough | \$25.00 |
| Electrical Rough | \$25.00 |
| Plumbing Rough | \$25.00 |
| Frame/Masonry Rough | \$25.00 |
| Electrical Pre-Final (Optional) | \$200. Deposit |
| Electrical Final | \$25.00 |
| Plumbing Final | \$25.00 |
| HVAC Final | \$25.00 |
| Building Final | \$25.00 |
| HUD Code Manufactured Homes | \$50.00 |
| Customer Service Inspection | \$50.00 |
| Pre-Final (C.S.I.) Optional | Deposit \$200.00 |
| Re-inspection Fees | \$25.00 |
| After 5 P.M. and weekends | \$100.00 per inspection |
| Plan Review Fees | \$25.00 for Single Family Dwelling. All others, 30% of total permit fees. \$50.00 minimum |
| Fire Inspection Fees | |
| Fire Protection Systems Permit Plan review ~ Witnessing of hydrostatic testing ~ | The fee is \$200.00 |

| | |
|---|--|
| inspection | |
| Fire Alarm System Permit Plan review ~ Witnessing of testing ~ Inspection of fire alarm system or additions to existing systems. | The fee is \$200.00 for commercial with 200 or fewer initiating or signaling devices. 200 or more add \$0.50 per device. Maximum fee \$2000. The fee is \$100.00 for residential. |
| Fixed Pipe System Permit Plan Review ~ Witnessing of testing ~ Inspection of fire extinguishing systems in commercial kitchens, vent hoods, and ducts. | The fee is \$200.00 |
| Fire Watch / Standby | The fee is \$30 per hour or portion of an hour for each required person. |
| | |
| Misc. Fees | |
| Certificate of Occupancy (commercial) | \$30.00 |
| Foster Care Homes | \$50.00 |
| Fence Permits | \$25.00 |
| Swimming Pool Permits | \$25.00 |
| Grease Trap | \$50.00 |
| Backflow Testing | \$50.00 |
| Flammable Liquid Tank Permit | Plan review \$100.00 |
| Inspection fee for Flammable Tank | \$25.00 |
| | |
| Water and/or sewer services will be denied and/or terminated unless all final inspections and C.S.I. are completed and approved prior to issuance of a certificate of occupancy. | |

ORDINANCE NO. 2008-07

AN ORDINANCE OF THE CITY OF MABANK, TEXAS REPEALING EXHIBIT A OF ORDINANCE 2008-02 PERTAINING TO BUILDING PERMIT AND INSPECTION FEES; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MABANK TEXAS:

SECTION 1. REPEAL OF EXHIBIT A IN ORDINANCE 2008-02.

Exhibit A of Ordinance 2008-02 pertaining to building permit fees is hereby repealed.

SECTION 2. ADOPTION OF THE AMENDED EXHIBIT A IN ORDINANCE 2008-02.

The attached Exhibit A is adopted as replacement to Exhibit A in Ordinance 2008-02.

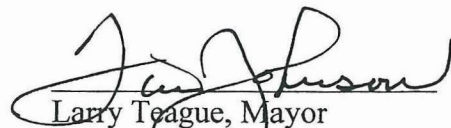
SECTION 3. EFFECTS OF REPEAL.

The repeal provided for in Section 1 of this Ordinance shall not affect any other articles in the City of Mabank Code of Ordinances.

SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective on the 3rd day of June 2008 .

PASSED AND APPROVED at a regular meeting of the City Council of the City of Mabank, Texas on the 3rd day of June 2008.


Larry Teague, Mayor
Tim Johnson, Mayor Pro tem

ATTEST:


Secretary/Administrator

EXHIBIT A

Building/Remodel Permit and HUD Code Manufactured Homes Fees

| | |
|--------------------------|---|
| \$100.00 or less | N/A |
| \$100.00 to \$500.00 | \$25.00 |
| \$501.00 to \$2000.00 | \$25.00 for the 1 st \$500. plus \$1.00 per \$100. to 2,000 |
| \$2,001 to \$25,000 | \$40.00 for the 1 st \$2,000. plus \$2.50 per \$1,000 to \$25,000 |
| \$25,001 to \$50,000 | \$97.50 for the 1 st \$25,000. plus \$2.50 per \$1,000 to \$50,000 |
| \$50,001 to \$100,000 | \$160.00 for the 1 st \$50,000 plus \$2.50 per \$1000 to \$100,000 |
| \$100,001 to \$500,000 | \$285.00 for the 1 st \$100,000 plus \$2.50 per \$1,000 to \$500,000 |
| \$500,001 to \$1,000,000 | \$1285.00 for the 1 st \$500,000 plus \$2.50 per \$1,000 to \$1,000,000 |
| \$1,000,001 and up | \$2535.00 for the 1 st \$1,000,000 plus \$2.50 per \$1,000 |

Inspection Fees

| | |
|--|-------------------------------|
| Plumbing Rough (prior to slab pour) | \$25.00 |
| Foundation | \$25.00 |
| HVAC Rough | \$25.00 |
| Electrical Rough | \$25.00 |
| Plumbing Rough | \$25.00 |
| Frame/Masonry Rough | \$25.00 |
| Electrical Pre-Final (Optional) | \$200. Deposit \$25.00 |
| Electrical Final | \$25.00 |
| Plumbing Final | \$25.00 |
| HVAC Final | \$25.00 |
| Building Final | \$25.00 |
| HUD Code Manufactured Homes | \$50.00 |
| Customer Service Inspection | \$20.00 |
| Pre-Final (C.S.I.) Optional | Deposit \$200.00 |
| Re-inspection Fees | \$25.00 |
| After 5 P.M. and weekends | \$100.00 per inspection |

Plan Review Fees

\$25.00 for Single Family Dwelling.
All others, 30% of total permit fees.
\$50.00 minimum

Fire Inspection Fees

Fire Protection Systems Permit
Plan review ~ Witnessing of hydrostatic testing ~

The fee is \$200.00

| | |
|---|--|
| inspection | |
| Fire Alarm System Permit Plan review ~ Witnessing of testing ~ Inspection of fire alarm system or additions to existing systems. | The fee is \$200.00 for commercial with 200 or fewer initiating or signaling devices. 200 or more add \$0.50 per device. Maximum fee \$2000. The fee is \$100.00 for residential. |
| Fixed Pipe System Permit Plan Review ~ Witnessing of testing ~ Inspection of fire extinguishing systems in commercial kitchens, vent hoods, and ducts. | The fee is \$200.00 |
| Fire Watch / Standby | The fee is \$30 per hour or portion of an hour for each required person. |
| | |
| Misc. Fees | |
| Certificate of Occupancy (commercial) | \$30.00 |
| Foster Care Homes | \$50.00 |
| Fence Permits | \$25.00 |
| Swimming Pool Permits | \$25.00 |
| Grease Trap | \$50.00 |
| | |
| Water and/or sewer services will be denied and/or terminated unless all final inspections and C.S.I. are completed and approved prior to issuance of a certificate of occupancy. | |

ORDINANCE NO. 2008-02

AN ORDINANCE OF THE CITY OF MABANK, TEXAS REPEALING EXHIBIT A OF ORDINANCE 2006-12 PERTAINING TO BUILDING PERMIT AND INSPECTION FEES; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MABANK TEXAS:

SECTION 1. REPEAL OF EXHIBIT A IN ORDINANCE 2006-12.

Exhibit A of Ordinance 2006-12 pertaining to building permit fees is hereby repealed.

SECTION 2. ADOPTION OF THE AMENDED EXHIBIT A IN ORDINANCE 2006-12.

The attached Exhibit A is adopted as replacement to Exhibit A in Ordinance 2006-12.


SECTION 3. EFFECTS OF REPEAL.

The repeal provided for in Section 1 of this Ordinance shall not affect any other articles in the City of Mabank Code of Ordinances.

SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective on the 8th day of January 2008.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Mabank, Texas on the 8th day of January 2008.


Larry Teague, Mayor

ATTEST:

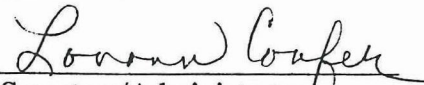

Secretary/Administrator

EXHIBIT A

| Building/Remodel Permit and HUD Code Manufactured Homes Fees | |
|--|---|
| \$100.00 or less | N/A |
| \$100.00 to \$500.00 | \$25.00 |
| \$501.00 to \$2000.00 | \$25.00 for the 1 st \$500. plus \$1.00 per \$100. to 2,000 |
| \$2,001 to \$25,000 | \$40.00 for the 1 st \$2,000. plus \$2.50 per \$1,000 to \$25,000 |
| \$25,001 to \$50,000 | \$97.50 for the 1 st \$25,000. plus \$2.50 per \$1,000 to \$50,000 |
| \$50,001 to \$100,000 | \$160.00 for the 1 st \$50,000 plus \$2.50 per \$1000 to \$100,000 |
| \$100,001 to \$500,000 | \$285.00 for the 1 st \$100,000 plus \$2.50 per \$1,000 to \$500,000 |
| \$500,001 to \$1,000,000 | \$1285.00 for the 1 st \$500,000 plus \$2.50 per \$1,000 to \$1,000,000 |
| \$1,000,001 and up | \$2535.00 for the 1 st \$1,000,000 plus \$2.50 per \$1,000 |
| Inspection Fees | |
| Plumbing Rough (prior to slab pour) | \$25.00 |
| Foundation | \$25.00 |
| HVAC Rough | \$25.00 |
| Electrical Rough | \$25.00 |
| Plumbing Rough | \$25.00 |
| Frame/Masonry Rough | \$25.00 |
| Electrical Pre-Final (Optional) | \$200. Deposit |
| Electrical Final | \$25.00 |
| Plumbing Final | \$25.00 |
| HVAC Final | \$25.00 |
| Building Final | \$25.00 |
| HUD Code Manufactured Homes | \$50.00 |
| Customer Service Inspection | \$20.00 |
| Re-inspection Fees | \$25.00 |
| After 5 P.M. and weekends | \$100.00 per inspection |
| Plan Review Fees | \$25.00 for Single Family Dwelling. All others, 30% of total permit fees. \$50.00 minimum |
| Fire Inspection Fees | |
| Fire Protection Systems Permit Plan review ~ Witnessing of hydrostatic testing ~ inspection | The fee is \$200.00 |

| | |
|---|--|
| Fire Alarm System Permit Plan review ~ Witnessing of testing ~ Inspection of fire alarm system or additions to existing systems. | The fee is \$200.00 for commercial with 200 or fewer initiating or signaling devices. 200 or more add \$0.50 per device. Maximum fee \$2000. The fee is \$100.00 for residential. |
| Fixed Pipe System Permit Plan Review ~ Witnessing of testing ~ Inspection of fire extinguishing systems in commercial kitchens, vent hoods, and ducts. | The fee is \$200.00 |
| Fire Watch / Standby | The fee is \$30 per hour or portion of an hour for each required person. |
| | |
| Misc. Fees | |
| Certificate of Occupancy (commercial) | \$30.00 |
| Foster Care Homes | \$50.00 |
| Fence Permits | \$25.00 |
| Swimming Pool Permits | \$25.00 |
| Grease Trap | \$50.00 |
| Water and/or sewer services will be denied and/or terminated unless all final inspections and C.S.I. are completed and approved prior to issuance of a certificate of occupancy. | |

ORDINANCE NO.2006-12

AN ORDINANCE OF THE CITY OF MABANK, TEXAS REPEALING ARTICLE 214.001 – INTERNATIONAL BUILDING CODE 2003, ARTICLE 342.003 – INTERNATIONAL FIRE CODE 2003, AND ARTICLE 214.003E, INTERNATIONAL RESIDENTIAL CODE 2006 AND ADOPTING THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE AND THE INTERNATIONAL FIRE CODE; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MABANK TEXAS:

SECTION 1. REPEAL OF ARTICLES 214.001, 214.011, 342.003, and 342.003b.

The following Articles of the City of Mabank Code of Ordinances are hereby repealed:

| | |
|------------------|-------------------------------------|
| Article 214.001 | International Building Code 2003 |
| Article 342.003 | International Fire Code 2003 |
| Article 214.001e | International Residential Code 2003 |

SECTION 2. ADOPTION OF THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, AND THE INTERNATIONAL FIRE CODE.

The following are adopted as replacement and new Articles of the City of Mabank Code of Ordinances:

| | |
|------------------|-------------------------------------|
| Article 214.001 | International Building Code 2006 |
| Article 342.003 | International Fire Code 2006 |
| Article 214.001e | International Residential Code 2006 |

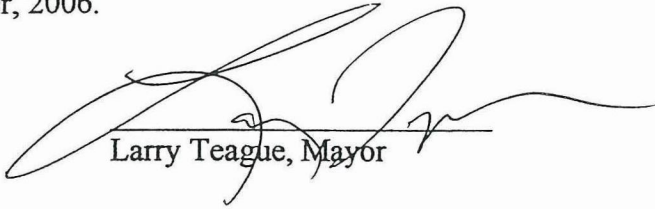
SECTION 3. EFFECTS OF REPEAL.

The repeal provided for in Section 1 of this Ordinance shall not affect any other articles in the City of Mabank Code of Ordinances.

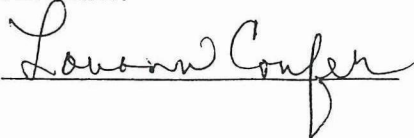
SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective on the 14th day of November 2006.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Mabank, Texas on the 14th day of November, 2006.


Larry Teague, Mayor

ATTEST:


Louanna Confer

ORDINANCE NO. 2006-10

AN ORDINANCE BY THE CITY OF MABANK ESTABLISHING REQUIREMENTS FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND ESTABLISHING A FEE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

SECTION 1. Article 214.001(i) is hereby added to the Mabank City Code, as follows:

214.001(i). No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore. The certificate of occupancy is required for all new buildings or structures and for existing buildings or structures. All buildings or structures, whether new or existing, must have a building inspection completed with no findings of violations prior to the issuance of a certificate of occupancy.

The certificate of occupancy shall contain the following:

1. The building permit number
2. The address of the structure
3. The name & address of the owner
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of the building code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy of the structure.
9. The type of construction.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler is required.
12. Any special stipulations and conditions of the building permit.
13. A copy of the sales tax identification certificate (if applicable).
14. The Certificate of Occupancy and the Sales Tax Certificate must be posted in the business in public view.

The building official is required to issue a certificate of occupancy after a successful final inspection has been completed and all deficiencies and violations have been resolved. The building official is permitted to issue a temporary certificate of occupancy for all or a portion of a building prior to completion of all work when said building or portion thereof can be safely occupied prior to full completion. The certificate shall specify the time period for which it is valid.

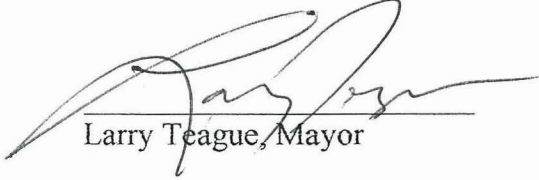
SECTION 2. Article 500 of the Mabank City Code is hereby amended to add a fee for the issuance of a certificate of occupancy. Said fee shall be \$30.00.

SECTION 3. SEVERABILITY.

If any section or phrase of this Ordinance is found to be invalid, other Articles in the City of Mabank Code of Ordinance shall not be affected.

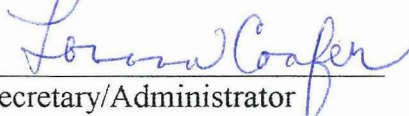
SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective on the 19th day of September 2006.



Larry Teague, Mayor

ATTEST:



Secretary/Administrator

ORDINANCE NO.2005-06

AN ORDINANCE OF THE CITY OF MABANK, TEXAS REPEALING ARTICLE 214.001 – INTERNATIONAL BUILDING CODE 2000, ARTICLE 214.011 – INTERNATIONAL PLUMBING CODE 2000; ARTICLE 342.003 – INTERNATIONAL CODE 2000, ARTICLE 342.003b – INTERNATIONAL FUEL GAS CODE 2000; AND ARTICLE 500 SECTION II – PLUMBING FEES OF THE MABANK CITY CODE AND ADOPTING THE 2003 EDITION OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL FIRE CODE, THE INTERNATIONAL MECHANICAL CODE; THE INTERNATIONAL ENERGY CONSERVATION CODE, AND THE INTERNATIONAL EXISTING BUILDING CODE; AND AMENDING ARTICLE 500 OF THE MABANK CITY CODE PERTAINING TO BUILDING PERMIT FEES; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MABANK TEXAS:

SECTION 1. REPEAL OF ARTICLES 214.001, 214.011, 342.003, and 342.003b.

The following Articles of the City of Mabank Code of Ordinances are hereby repealed:

| | |
|---------------------|--|
| Article 214.001 | International Building Code 2000 |
| Article 214.011 | International Plumbing Code 2000 |
| Article 342.003 | International Fire Code 2000 |
| Article 342.003b | International Fuel Gas Code 2000 |
| Article 214.001e | International Residential Code for One & Two Family Dwellings 2000 |
| Article 214.001f | International Mechanical Code 2000 |
| Article 214.001g | International Energy Conservation Code 2000 |
| Article 500 Section | Plumbing Fees |

SECTION 2. ADOPTION OF THE 2003 EDITION OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL FIRE CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE AND THE INTERNATIONAL EXISTING BUILDING CODE.

The following are adopted as replacement and new Articles of the City of Mabank Code of Ordinances:

| | |
|-----------------|----------------------------------|
| Article 214.001 | International Building Code 2003 |
| Article 214.011 | International Plumbing Code 2003 |

| | |
|------------------|--|
| Article 342.003 | International Fire Code 2003 |
| Article 342.003b | International Fuel Gas Code 2003 |
| Article 214.001e | International Residential Code for One and Two-Family Dwellings 2003 |
| Article 214.001f | International Mechanical Code 2003 |
| Article 214.001g | International Energy Conservation Code 2003 |
| Article 214.001h | International Existing Building Code 2003 |

SECTION 3. AMENDMENT TO ARTICLE 500, SECTION 1, MABANK CITY CODE, PERTAINING TO BUILDING PERMIT FEES.

Section 500 of the Mabank City Code is hereby amended as follows:

Section I. The fees for issuance of building, electrical, plumbing, and mechanical, plan review, fence, HUD Code manufactured homes and swimming pool permits are as shown in Exhibit A, attached hereto and made a part hereof.


SECTION 4. EFFECTS OF REPEAL.

The repeal provided for in Section 1 of this Ordinance shall not affect any other articles in the City of Mabank Code of Ordinances.

SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective on the 1st day of August 2005.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Mabank, Texas on the 5th day of July, 2005.


Larry Teague, Mayor

ATTEST:

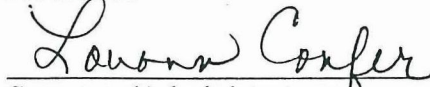

Secretary/Administrator

EXHIBIT A

| Building/Remodel Permit Fees | |
|-------------------------------------|--|
| HUD Code Manufactured Homes | |
| \$100.00 or less | NA |
| \$100 to \$500.00 | \$25.00 |
| \$501 to \$2000.00 | \$25.00 for the 1st \$500 plus \$1.00 per \$100 to \$2,000 |
| \$2,001 to \$25,000 | \$31.00 for the 1st \$2,000 plus \$2.50 per \$1,000 to \$25,000 |
| \$25,001 to \$50,000 | \$100.00 for the 1st \$25,000 plus \$2.50 per \$1,000 to \$50,000 |
| \$50,001 to \$100,000 | \$162.50 for the 1st \$50,000 plus \$2.50 per \$1,000 to \$100,000 |
| \$100,001 to \$500,000 | \$250.00 for the 1st \$100,001 plus \$2.50 per \$1,000 to \$500,000 |
| \$500,001 and up | \$1,000 for the 1st \$500,001 plus \$2.50 per \$1,000 |

| Inspection Fees | |
|-------------------------------------|---------|
| Plumbing Rough (prior to slab pour) | \$25.00 |
| Foundation | \$25.00 |
| HVAC Rough | \$25.00 |
| Electrical Rough | \$50.00 |
| Plumbing Rough | \$50.00 |
| Frame/Masonry Rough | \$25.00 |
| Building Final | \$25.00 |
| Plumbing Final | \$25.00 |
| HVAC Final | \$25.00 |
| Electrical Final | \$25.00 |
| HUD Code Manufactured Homes | \$50.00 |

| | |
|-------------------------|---|
| Plan Review Fees | \$25.00 for Single Family Dwelling. All others, 30% of total permit fees. \$50.00 minimum |
|-------------------------|---|

| | |
|----------------------|---------|
| Fence Permits | \$20.00 |
|----------------------|---------|

| | |
|------------------------------|---------|
| Swimming Pool Permits | \$25.00 |
|------------------------------|---------|

ARTICLE 214.001 BUILDING STANDARDS

SECTION I. ADOPTION OF BUILDING CODE

There is hereby adopted for the purpose of establishing rules and regulations for the construction, alteration, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including permits and penalties; that certain building code known as the Southern Standard Building Code recommended by the Southern Standard Building Code Congress.

SECTION II. BUILDING OFFICIAL OFFICE CREATED

The office of Building Official is hereby created.

SECTION III. APPOINTMENT OF BUILDING OFFICIAL

The Building Official shall be appointed by the Mayor and City Council, with the appointment to continue during good behavior and satisfactory service. The Building Official shall not be removed from office except for cause after full opportunity has been given to answer specific charges.

SECTION IV. TEMPORARY ABSENCE OF BUILDING OFFICIAL

During temporary absence or disability of the Building Official the Mayor and City Council may designate an Acting Building Official.

SECTION V. QUALIFICATIONS OF BUILDING OFFICIAL

The Building Official shall not have any interest whatever, directly or indirectly, in the sale or manufacture of any material, process, or device entering into or uses in connection with building construction, alteration, removal or demolition.

SECTION VI. PECUNIARY INTEREST OF BUILDING OFFICIAL

The Building Official shall not have any interest whatever, directly or indirectly, in the sale or manufacture of any material process, or device entering into or used in connection with building construction, alteration, removal or demolition.

SECTION VII. DUTIES OF BUILDING OFFICIAL

The duties of the Building Official shall be the following:

- A. Receive applications required by this Code, issue permits and furnish the prescribed certificates.
- B. Examine the premises for which permits have been issued and make necessary inspections to see that the provisions of law are complied with and that construction is prosecuted safely.
- C. Enforce all provisions of this Code.

- D. When requested by proper authority, or when public interest so requires, make investigations in connection with matters referred to in the Building Code and render written reports on the same.
- E. Issue such notices or orders as may be necessary to enforce compliance with the law, to remove illegal or unsafe conditions, to secure the necessary safeguards during construction or to require adequate exit facilities in buildings and structures.
- F. Inspections required under the provisions of the Building Code shall be made by the Building Official. The Building Official may accept reports of investigation of their qualifications and reliability. No certificate called for by any provision of the Building Code shall be issued on such reports unless the same are in writing and certified to by a responsible officer of such service.
- G. Keep comprehensive records of applications, of permits issued, of certificates issued, of inspections made, of reports rendered, and of notices or orders issued.
- H. All such records shall be open to public inspection for good and sufficient reasons at stated office hours, but shall not be removed from the office of the Building Official without written consent.

SECTION VIII. RIGHT OF WAY

The Building Official, in the discharge of official duties, and upon proper identification, shall have authority to enter any building, structure or premises at any reasonable hour.

SECTION IX. SIGHT PLAN AND FIRE LANE

Any application for a building permit within the City Limits of the City of Mabank, Texas, for the purpose of construction a building or structure for commercial use, must be accompanied by a sight plan of the proposed structure, providing for a fire lane of at least 15 feet in width located at the rear of such structure, providing further that the placement and dimensions of such fire lane shall be subject to the approval of the Fire Marshall of the City of Mabank, Texas.

ARTICLE 342.002 RULES RELATING TO FRAME BUILDINGS

SECTION I.

Any owner or occupant of a building or other structure or premises, who shall keep or maintain the same when, for want of repair, or by reason of age or dilapidated condition, or for any cause, it is especially liable to fire, and which is so situated as to endanger buildings or property of others, or is especially liable to fire and which is so occupied that fire would endanger other person or their property therein, shall be guilty of a Class C Misdemeanor.

SECTION II.

Any owner or occupant of any building or structure, or premises, who shall keep or maintain the same with an improper arrangement of a stove, range, furnace, or other heating appliance of any kind which the same may be connected, so as to be dangerous in the matter of fire, or health or safety of persons or property of others: or who shall keep or maintain any building, other structure or premises with an improper arrangement of a lighting device or system or with a storage of explosives, petroleum, gasoline, kerosene, chemicals, vegetable products, ashes, combustibles, inflammable materials refuse, or with any other conditions dangerous to firemen, or occupants of such buildings, structures or premises other than the maintenance thereof, shall be guilty of a Class C Misdemeanor.

SECTION III.

No prosecution shall be brought under Section I an II of this ordinance until the order provided for in Section viii of Article 342.002a be given, and the party notified shall fail o refuse to comply with the same.

SECTION IV.

Every day's maintenance of any of the conditions prohibited in any of the foregoing sections shall be a distinct and separate offense.

ARTICLE 214.001 BUILDING STANDARDS/ PLUMBING CODE/
FIRE PROTECTION/ STORAGE OF FLAMMABLES, ETC.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MABANK TEXAS:

SECTION 1. REPEAL OF ARTICLES 214.001, 214.011, 342.003, and 342.003b.

The following Articles of the City of Mabank Code of Ordinances are hereby repealed:

| | |
|---------------------|--|
| Article 214.001 | International Building Code 2000 |
| Article 214.011 | International Plumbing Code 2000 |
| Article 342.003 | International Fire Code 2000 |
| Article 342.003b | International Fuel Gas Code 2000 |
| Article 214.001e | International Residential Code for One & Two Family Dwellings 2000 |
| Article 214.001f | International Mechanical Code 2000 |
| Article 214.001g | International Energy Conservation Code 2000 |
| Article 500 Section | Plumbing Fees |
| Article 500 Section | Building Permit Fees |

SECTION 2. ADOPTION OF THE 2003 EDITION OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL FIRE CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL ENERGY CONSERVATION CODE AND THE INTERNATIONAL EXISTING BUILDING CODE.

The following are adopted as replacement and new Articles of the City of Mabank Code of Ordinances:

| | |
|------------------|--|
| Article 214.001 | International Building Code 2003 |
| Article 214.011 | International Plumbing Code 2003 |
| Article 342.003 | International Fire Code 2003 |
| Article 342.003b | International Fuel Gas Code 2003 |
| Article 214.001e | International Residential Code for One and Two-Family Dwellings 2003 |
| Article 214.001f | International Mechanical Code 2003 |
| Article 214.001g | International Energy Conservation Code 2003 |
| Article 214.001h | International Existing Building Code 2003 |

SECTION 3. AMENDMENT TO ARTICLE 500, SECTION 1, MABANK CITY CODE, PERTAINING TO BUILDING PERMIT FEES.

Section 500 of the Mabank City Code is hereby amended as follows:

Section 1. The fees for issuance of building, electrical, plumbing, and mechanical, plan review, fence, HUD Code manufactured homes and swimming pool permits are as shown in Exhibit A, attached hereto and made a part hereof.

SECTION 4. EFFECTS OF REPEAL.

The repeal provided for in Section 1 of this Ordinance shall not affect any other articles in the City of Mabank Code of Ordinances.

SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective on the 1st day of August 2005.

Ordinance # 2005-06 – adopted July 5, 2005