

ORDINANCE NO. O-2013-32

**AN ORDINANCE AMENDING O-2010-48 AND ADOPTING THE
DEVELOPMENT AND MAINTENANCE CODES 2012;
REPEALING ORDINANCE IN CONFLICT HEREWITH;
PROVIDING FOR SEVERABILITY; PROVIDING
FOR A PENALTY CLAUSE; AND PROVIDING
FOR PUBLICATION AND AN EFFECTIVE DATE**

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY
OF PHARR, TEXAS THAT:**

Section 1: City of Pharr Development and Maintenance Codes adopted:

- 2012 International Building Code, excluding E, L, M
- 2009 International Energy Conservation Code
- 2011 National Electrical Code
- 2012 International Residential Code to include Appendices A through Q, excluding L and I
- 2012 International Plumbing Code, excluding A
- 2012 International Swimming Pool and Spa Code
- 2012 International Fuel Gas Code
- 2012 International Mechanical Code
- 2012 International Existing Building Code
- 2012 International Property Maintenance Code
- 2012 International Fire Code

Section 2: Addendums

A) Schedule of Permit Fees

Total Valuation

\$1,000.00 and less

Fees

No Fee, unless inspection required, in which case a \$15.00 fee for each inspection shall be charged, re-inspections included

\$1,000 to \$50,000.00

\$15.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00

\$260.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof to and including \$100,000.00

\$100,000.00 to \$500,000.00 \$460.00 for the first \$500,000.00 plus
\$3.00 for each additional thousand or
fraction thereof to and including
\$500,000.00

\$500,000.00 and up \$1,660.00 for the first \$500,000.00 plus
\$2.00 for each additional thousand or
fraction thereof.

Plan checking fee for commercial buildings shall be equal to one-half of the building permit fee. The plan checking fee is in addition to the building permit fee.

B) Moving Permits (manufactured homes excluded)

- 1) A new wood frame house (driveway included): \$100.00
 - a) A building code compliance report must be submitted to this department prior to moving the house. The inspections for the house must have been made by the jurisdiction having authority where the house was built or by a certified building inspector.
 - b) The seller or buyer must submit to the Development Services Department a site plan showing the house setbacks and location of the driveway.
 - c) The house mover must be licensed and bonded with the City of Pharr. With the approval of the house mover, the seller or buyer may obtain the moving permit.

- 2) A used house older than five years (driveway included): \$100.00
 - a) The house must comply with the 2012 International Residential Code.
 - b) The building official or his deputy must conduct a visual inspection of the house prior to it being moved.
 - c) A \$100.00 inspection fee, in addition to the moving permit, shall be paid by the seller or buyer before the moving permit is issued.
 - d) If the application for the moving permit is approved, the seller or buyer must submit to this department a site plan showing the house setbacks and location of the driveway.
 - e) The house mover must be licensed and bonded with the City of Pharr. With the approval of the house mover, the seller or buyer may obtain the moving permit.
 - f) \$0.50 per mile of travel round trip from City Hall (non-refundable), if outside city limits.

C) Demolition Permits

- 1) \$50.00 for a building of 500 sq.ft or less + \$.10 per sq. ft. after 500 sq. ft.

D) Inspections' Certificate of Occupancy

- 1) It shall be illegal to occupy a house or building without a certificate of occupancy issued by the City of Pharr.
 - a) The construction of the house must be completely finished.
 - b) All-weather surface parking must be provided.
 - c) All utilities must be connected, (water, electricity and sewer drain)
 - d) All landscaping must meet ordinance requirements.

E) Manufactured Homes

- 1) [New manufactured homes] A \$50.00 placement fee (driveway included) shall be charged for the placement of a new manufactured home in a legally recorded subdivision for manufactured homes.
 - a) Prior to moving the home, the seller or buyer must submit to this department a manufactured home application and obtain the City of Pharr Planning Department's approval.
- 2) [Used manufactured homes] A \$50.00 placement fee (driveway included) shall be charged for the placement of a used manufactured home in a legally recorded subdivision for manufactured homes.
 - a) The building official or his deputy must conduct a visual inspection of the manufactured home prior to it being moved.
 - b) A \$100.00 inspection fee shall be paid by the seller or buyer before the placement fee permit is issued. \$0.50 per mile of travel round trip from City Hall (non-refundable), if outside city limits.
 - c) If the manufactured home is in good condition and it complies with all applicable codes, the seller or buyer must submit to this department a manufactured home application. Prior to moving the home, the seller or buyer must obtain the City of Pharr Planning Department's approval.

F) Valuations

- 1) The City of Pharr will determine the valuations of a building or an alteration by the use of "Valuation Data" as attached (see exhibit 1).

G) Contractors Responsibilities

It shall be the duty of every contractor or builder who makes contracts for the construction or repairs of buildings or structures for which a permit is required

to submit to the Building Safety Division a License & Permit Bond in the amount of five-thousand (\$5,000) or a one hundred thousand dollar (\$100,000) General Liability Insurance and pay license fee of fifty dollars (\$50.00) annually. The term of such license shall be twelve (12) months after the license was issued. Said license may be revoked by the Planning Director upon complaint from the Building Official for violation of said code. The contractor may appeal such ruling before the Board of Adjustments and Appeals by filing a written application for appeal, stating the grounds therefore within seven (7) days from the time of such revocation. The contractor shall be ineligible to apply for a new license after such revocation for a period of six months.

A contractor or builder shall be identified as a person who makes contract for construction purposes and makes his/her livelihood in the construction business.

- 1) All house movers shall furnish a good and sufficient bond in the sum of five thousand (\$5,000) to be approved by the building official, conditioned upon compliance with all building regulation and related ordinances of the City of Pharr and laws of the State of Texas and the United States.
- 2) The contractor/builder or house mover shall be responsible for code compliance and for any damages caused to City property.
- 3) The building contractor shall maintain the construction site clean of all debris. Building inspections will not be conducted until the construction debris is removed. A dumpster or a fenced area for debris is required at the construction site. A \$50.00 re-inspection fee must be paid by the building contractor if an inspection was denied because of construction debris.

H) Schedule of Permit Fees Mechanical (mechanical work, other than gas piping systems)

- 1) For issuing each permit \$10.00
- 2) Fee for inspecting heating, ventilating, dud work, air-conditioning, exhaust, venting, combustion air, pressure vessel, solar, fuel oil and refrigeration systems and appliance installations shall be:

<u>Tons</u>	<u>Fees</u>
1 – 2	\$20.00 for the first ton plus \$20.00 for the additional ton. A fraction of a ton is \$10.00
2 – 4	\$40.00 for the first 2 tons plus \$10.00 for each additional ton. A fraction of a ton is \$5.00
4 – 10	\$60.00 for the first 4 tons plus \$5.00 for each additional ton. A fraction of a ton is \$2.50

More than 10 \$90.00 for the first 10 tons plus \$2.00 for each additional ton or fraction thereof

Note: 400 square feet of air conditioned area = 1 ton
1 ton air conditioning = 12,000 BTU
3412 BTU = 1 KWH

- 3) Fee for inspecting repairs, alterations and additions to an existing system or for re-inspections shall be \$10.00.
- 4) Fee for inspecting boilers \$30.00.
For S 1: 1 British Thermal Unit = 0.2931W,
1 BHP = 33,475 BTU/hr.
- 5) Fee for temporary operation of a heating, ventilating, refrigeration, or air-conditioning system or portion thereof \$20.00.
- 6) In all buildings, except 1 & 2 family dwellings, where self-contained air-conditioning units less than 2 tons are to be installed, the fee charged shall be that of the total tonnage combined (refer to Section 2, sub-section A-2).

Section 3: Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 4: Severability Clause

The invalidity of any section, clause, sentence or provision of said code of this ordinance shall not affect the validity of any other part thereof.

Section 5: Penalty

Anyone who violates this ordinance shall upon conviction thereof be fined in any amount not less than one and no/100 (\$1.00) dollar nor more than one thousand dollars (\$1,000). Each day that the violation continues to exist is a separate offense.

Section 6: Publication, Effective Date

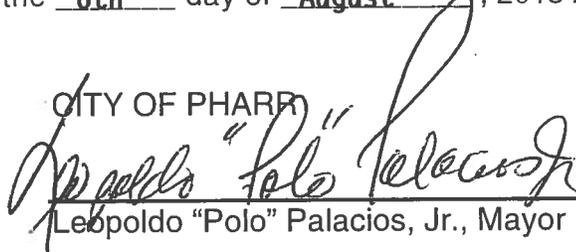
This ordinance shall be published after its passage and approval and shall take effect and be in force from and after ten (10) days following such publication in the official newspaper.

EXHIBIT 1

TYPE OF	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V
CONSTRUCTION					
Apartment (R)	37.00	35.00	33.00	33.00	32.00
Automobile Parking Structure (S)	26.00	24.00	21.00	21.00	21.00
Church (A)	43.00	40.00	36.00	35.00	35.00
Convalescent (I)	51.00	48.00	43.00	43.00	41.00
Dwelling (R)	41.00	40.00	37.00	36.00	34.00
Educational (E)	42.00	40.00	36.00	36.00	36.00
Factory-Industrial	26.00	24.00	20.00	20.00	20.00
Hazardous (H)	22.00	20.00	18.00	18.00	18.00
Hospital (I)	73.00	70.00	68.00	68.00	64.00
Hotel (R)	41.00	39.00	35.00	34.00	33.00
Office Private Garage and/or shed (S)	44.00	41.00	37.00	33.00	32.00
Public Garage (S)	20.00	18.00	16.00	16.00	16.00
Restaurant (A or B)	26.00	24.00	21.00	19.00	19.00
Retail Store (M)	44.00	43.00	39.00	37.00	37.00
Service Station (B)	35.00	32.00	28.00	27.00	26.00
Theater (A)	41.00	39.00	35.00	35.00	34.00
Warehouse (S)	48.00	46.00	37.00	36.00	36.00
Carport	21.00	19.00	17.00	17.00	17.00
Patio	NP	NP	NP	07.00	06.00
Screened Patios	NP	NP	NP	08.00	08.00
				19.00	19.00

A deduction of \$1,400 shall be made to structure that are not air conditioned with the exception of storage and factory occupancies

PASSED AND APPROVED ON FIRST READING BY THE CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS on this the 6th day of August, 2013 AD.

CITY OF PHARR


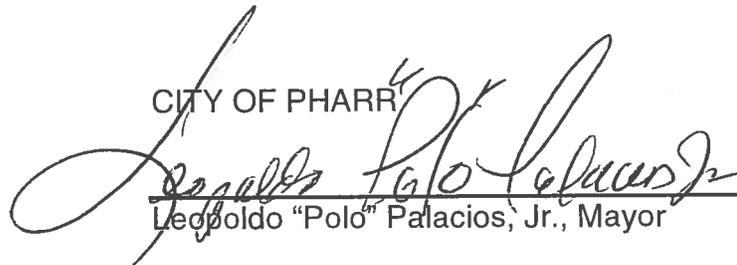
Leopoldo "Polo" Palacios, Jr., Mayor

ATTEST



Hilda Pedraza, City Clerk

PASSED AND APPROVED on Second Reading by the City Commissioners of the City of Pharr, Texas on this the 20th day of August, 2013 A.D.

CITY OF PHARR


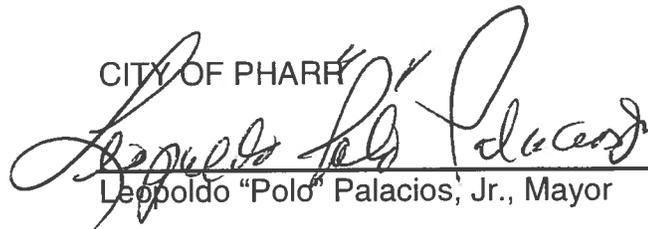
Leopoldo "Polo" Palacios, Jr., Mayor

ATTEST



Hilda Pedraza, City Clerk

PASSED AND APPROVED on Third and Final Reading by the City Commissioners of the City of Pharr, Texas on this the 3rd day of September, 2013 A.D.

CITY OF PHARR


Leopoldo "Polo" Palacios, Jr., Mayor

ATTEST



Hilda Pedraza, City Clerk