



City of Bonham Building Department
514 Chestnut St.
Bonham, Texas 75418
OFFICE: (903) 583-7555 FAX: (903)583-5761

Residential Building Permits Information

Application for Permits:

To apply for a permit, provide two (2) sets of plans with diagrams, computations, specifications, and other data as may be required by the Building Official.

New Home Construction Plan Submittal

1. Two (2) Site Plans with surveyor's # (no larger than 8½" X 14")

- Complete address
- North arrow
- Footprint of building
- Setbacks to all property lines
- All easements
- Location of fence

2. Two (2) Sets of Construction Plans

- Floor Plan
- Elevation drawings
- Electrical and plumbing plans

*****Engineered Foundation Plans are required for post tension foundations.**

*****Engineered framing plans are required if the project is larger than 5000 sq. ft. or more than one story.**

3. Sub-Contractor Validation Sheet with proper signatures

4. Square Footage Breakdown

5. Historic Approval (if applicable)

6. Certification that the home complies with the most current International Energy Conservation Code [RES CHECK](#)

7. Termite Protection Form

Additions and Alterations

1. Two (2) Sets of Site Plans (see above)
2. Two (2) Sets of Construction Plans (see above)
3. Engineer Letter as required by the Building Official
4. Sub-Contractor Validation Sheet with proper signatures
5. Square Footage Breakdown
6. Historic Approval (if applicable)
7. Value of Construction

Codes:

The City of Bonham is currently under the following codes:

2011 National Electrical Code
2012 International Building Code
2012 International Plumbing Code
2012 International Mechanical Code
2012 International Energy Conservation Code
2012 International Residential Code
The City of Bonham Code of Ordinances

Inspection Request:

The General Contractor should call in inspection requests for work done on private property at (903) 583-7555 (ext.113) 24 hours before you would like the inspection.

Required Residential Inspections:

1. Temporary Pole (Trash bin and port-a-let must be on site at time of first inspection)
2. Ground Plumbing (with form survey on site)
3. Foundation
4. Seconds (i.e., Building Frame/Electric and HVAC/Plumbing Top Out)
5. Brick Ties inspection may be called simultaneously with Building Frame Inspection.
6. Flatwork (Walks/Drives/Patio).
7. Gas and Electric Meters
8. Finals (required before building is occupied). Backflow test form (if applicable), termite affidavit, and all permits pertinent to the address must be present at the time of the final inspection.

Protection against Termites

In an effort to better serve our citizens and allow more flexibility for our construction customers, the City of Bonham requires an affidavit from builders assuring that new construction meets or exceeds the IRC requirements for protection against termites. The affidavit should be left on the kitchen counter at the time of the final inspection. The code references are as follows:

Section R324 Protection against Termites:

R324.1 Subterranean termite control. In areas favorable to termite damage as established by Table R301.2 (1), methods of protection shall be by chemical soil treatment, pressure preservative treated wood in accordance with the AWWA standards listed in Section R323.1, naturally termite-resistant wood or physical barriers (such as metal or plastic termite shields), or any combination of these methods.

R324.2 Chemical soil treatment. The concentration, rate of application, and treatment method of the termiticide shall be consistent with and never less than the termiticide label.

R324.3 Pressure preservative treated and naturally resistant wood. Heartwood of redwood and eastern red cedar shall be considered termite resistant. Pressure preservative treated wood and naturally termite-resistant wood shall not be used as a physical barrier unless a barrier can be inspected for any termite shelter tubes around the inside and outside edges and joints of a barrier.

R324.3.1 Field treatment. Field cut ends, notches, and drilled holes of pressure preservative treated wood shall be retreated in the field in accordance with AWPA M4.

R324.4 Foam plastic protection. In areas where the probability of termite infestation is "very heavy" as indicated in Figure R301.2(6), extruded and expanded polystyrene, polyisocyanurate and other foam plastics shall not be installed on the exterior face or under interior or exterior foundation walls or slab foundations located below grade. The clearance between foam plastics installed above grade and exposed earth shall be at least six (6) inches (152 cm).

Exceptions:

1. Buildings where the structural members of walls, floors, ceilings, and roofs are entirely of noncombustible materials or pressure preservative treated wood.
2. When in addition to the requirements of R324.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is provided.
3. On the interior side of basement walls.



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Protection against Termites Form

Permit N°: _____ Address: _____

Builder: _____

The residence addressed above meets or exceeds the requirements for protection against termites set forth in Section R324 of the International Residential code.

Name of Protection Provider (Company): _____

Address: _____

Phone: _____

Name of TSCPБ Certified Applicator _____

TSCPБ Certified Applicator's Signature: _____

State License No.: _____

STATE OF TEXAS

COUNTY OF FANNINN

I, _____, being duly sworn doth depose and say that the information contained in the above application is true and correct to the best of my knowledge and belief. And further this deponent says not.

Signature

Date

Subscribed and sworn to before me this _____ day of

_____ 20____, A.D.

Notary Public in and for the State of Texas

Construction Site Standards

These guidelines establish uniform standards for the installation and maintenance of required systems. They are to be considered the standard for all building sites in the city. Due to variances in site elevations or grade, some sites may have modified standards to meet the requirements of established ordinances. Modifications, if any, will be reviewed and approved by the Chief Building Official on a case-by-case basis.

Standards

1. **PORTA-LET:** All residential and commercial sites are required to have one porta-let per lot.
 - a. **Exception 1:** If two lots are side by side on the same side of the street, one porta-let may serve the two lots.
 - b. **Exception 2:** The porta-let 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 porta-let for every 10 persons on the site is required.
2. **TRASH BIN:** Trash bins are required on all construction sites. On residential lots, the minimum requirements are 3-sided OSB or plywood bins, well nailed, OR 3-4 sided chain link fence panels properly secured. Chain link material will be no larger than 2"X2" square.
 - a. **Exception:** Trash bin will not be required after the 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 industrial refuse container is required for the duration of the project.*
3. **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 sign.

Drive Approach and Sidewalk Inspection Guidelines

- If block-out has damaged remaining curb, saw out damaged area
- If the block-out is within two feet of redwood header or saw joint, extend the block out to the header or joint
- Check for valve boxes, water meters, and sewer cleanouts in proposed paving locations
- If applicable, remove concrete pad from valve box and adjust to grade; pour new pad with sidewalk if valve is in walk
- Expansion joints on sidewalks every 20 feet and/or equally spaced
- At a storm drain inlet, move driveways as far from them as possible. Car will drag due to increased curb height
- Sewer service needs to be compacted before walk is poured. Install traffic-bearing cleanout if in right of way
- Install smooth dowels with proper caps at property line on sidewalks. Dowel into street at wheelchair ramps. Dowel into redwood expansion between drive approach and driveway and epoxy seal dowels into street
- Provide expansion material at curb for jump walk
- No exposed aggregate permitted
- Be aware of potential differential settling on sidewalk
- Drive approach slope must end at face of gutter – not at end of block out
- In bar-ditch sections, check downstream culvert size, where applicable, to assure sufficient size to pass the flow
- No wooden stakes allowed below grade
- Required on sidewalk 3/8 rebar 12" on center OR #6 mesh