

ORDINANCE NO. 1042

Permits and Registrations

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CANYON, TEXAS: AMENDING THE CODE OF ORDINANCES OF THE CITY OF CANYON, CHAPTER 150, SECTION 150.23 TO ADJUST PERMIT AND REGISTRATION FEES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, upon the recommendation of the Construction Advisory and Appeals Board, the City Commission now finds it is necessary to raise fees so that the cost is borne by those using this service;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CANYON, TEXAS:

SECTION 1. That Chapter 150, Section 150.23 is hereby deleted in its entirety.

SECTION 2. That Chapter 150, Section 150.23 is hereby re-adopted, as amended, to read as follows:

Section 150.23. License, bond, and insurance requirements. Fees, permits, and contractor registrations.

(A) Permit and inspection fees.

(1) General requirements.

(a) Permit applications, permits and inspections required. Chapter 150 Building Regulations, Chapter 151 Plumbing Code, and Chapter 152 Electrical Code, specify the requirements for permit applications, plan reviews, permits and inspections applicable to their respective disciplines. Notwithstanding all other application and permit requirements of the model codes adopted by those chapters, the requirements of this chapter replace those found in the model codes concerning fees charged for applications, permits and inspections; the time limits for applications, plan reviews and permits; and standards for permit revocation, cancellation and fee refunds.

(b) Fee exceptions. Application and permit fees shall not be assessed on projects where the land and buildings are owned and occupied by the City, County, State or Federal Governments, subdivisions of such governments, or other local taxing entities such as school districts and hospital districts. However, penalties for beginning work on such projects without a permit may still be assessed as stated below.

(c) Application, plan review and permit time limits, cancellations and refunds.

1. Permit applications and plan review time limits. An application for a permit including plans submitted with an application shall be considered abandoned

180 days after the submittal date if a permit has not been issued for the project described in the application. When good faith efforts are being made to bring the project to fruition and to correct any errors in the plans and application, the Building Official may grant extensions of time for additional periods not exceeding 90 days each. Requests for extensions shall be in writing and justifiable cause demonstrated to the Building Official.

When an application or set of plans submitted for review expires by time limitation, a new application, new plans, and new application fee shall be submitted before the application is reconsidered.

2. Permit time limits. Every permit issued in accordance with this chapter shall become void unless the work authorized by the permit is commenced within the time limits stated in the table below, or if the work authorized by the permit is suspended or abandoned for the time period stated in the table below. The Building Official may grant extensions of time for additional periods not exceeding the time periods stated in the table below. Requests for extensions shall be in writing and justifiable cause demonstrated to the Building Official.

Building permit:	180 days
Electrical permit:	180 days
Heating and Air Conditioning permit:	180 days
Landscape Irrigation:	60 days
Manufactured home installation permit:	90 days
Plumbing permit:	180 days
Re-Roofing permit:	60 days
Swimming pool:	180 days
Demolition permit:	60 days

Exceptions: Under special or unusual conditions, and for any permit required under this chapter, the Building Official may at any time:

- (1) Require work authorized by a permit to commence within a shorter time period;
- (2) Specify the progress to be made under the permit within a specified time period; and
- (3) Require the work to be completed within a shorter time frame than shown in the table above.

For the purpose of this exception, special or unusual circumstances include but are not limited to buildings or structures: that either are, or that become damaged; that are of a temporary nature; or that are ordered by the City Commission to be repaired or demolished within a certain time period.

3. Fee for renewing expired permits. A permit that has expired by time limitations may be renewed for an additional time period as stated above provided there have been no substantial changes in the plans or scope of work, and upon payment of a renewal fee as follows:

- (a) Not more than sixty (60) days after expiration date – Fifty dollars (\$50.00).
- (b) Sixty one (61) to not more than one hundred eighty (180) days after expiration date - One-half (½) original fee, but not less than fifty dollars (\$50.00).
- (c) More than 180 days after expiration date - New application and at full price.

An expired permit that is renewed in accordance with the above, and later expires again due to time limitations shall not be eligible for any subsequent renewal, but shall be subject to a new application and fee.

- 4. Fee refunds. Fees collected in accordance with this chapter may be refunded under the following conditions when requested in writing by the person who paid the fee within 180 days of the collection of the fee.
 - (a) Fee collected in error. Any fee under this chapter that was collected in error shall be refunded.
 - (b) Building permit application fee. When an application for a building permit is withdrawn or canceled by the applicant before any plan review by the City has begun, then eighty percent (80%) of the application fee shall be refunded. If the plan review has begun, then no refund shall be granted.
 - (c) Permit fees. When a permit is withdrawn or canceled by the applicant before any work has begun as authorized by that permit, then eighty percent (80%) of the permit fee shall be refunded. If any work has begun in accordance with the permit, then no refund shall be granted.
- 5. Suspension or revocation. The Building Official is authorized to suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation of the City.
- 6. Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any laws, ordinances, or regulations of any regulatory authority. Permits presuming to give authority to violate or cancel the provisions of such laws, ordinances, or regulations shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors subsequently found in the construction documents, other data, or as built conditions.
- 7. Authority regarding use of structures. The Building Official is authorized to take appropriate legal action to prevent or curtail occupancy or use of a building or structure which is built or modified without the appropriate permits required by this Code, and is also authorized to require corrective measures to be made to such building or structure sufficient to comply with the intent of this Code.

(d) Late fee; offense.

1. When work for which a permit is required is begun prior to obtaining such permit or otherwise receiving approval from the Code Enforcement Department to begin work, a late fee of two hundred fifty dollars (\$250.00) shall be assessed in addition to the required permit fee. A person who fails or refuses to obtain a permit on a second or subsequent occasion within a twenty-four (24) month period shall pay a late fee of five hundred dollars (\$500.00) in addition to triple the required permit fee for each subsequent violation.

Exception: A person who owns and occupies a one-family dwelling or mobile home will not be charged the late fee noted above for permits obtained by that person for work on their dwelling provided an application for the permit is submitted by the end of the next work day following notification of the requirement to obtain a permit.

2. Unless specifically excepted, it is an offense, punishable in accordance with Section 150.99 of this Code, to perform any construction for which a permit is required, before having obtained the appropriate permit.

(2) Building permit fees.

- (a) Building permit application fee established. A non-refundable plan review fee shall be paid upon submittal of plans to be reviewed. The fee shall be a fraction of the total value of the project as calculated below, but in no case less than sixty dollars (\$60.00). The valuation shall be either the valuation stated by the applicant or, when in the opinion of the Building Official the stated valuation appears to be materially understated, the valuation may be calculated based on the most recent building valuation data published by the International Code Council as modified by the City.

(1) All projects: $\$ \text{Value} \times 0.0010 = \text{Plan review fee}$: rounded to whole dollars, minimum \$60.00.

(2) One and Two Family residential structures, \$60.00

Exceptions:

- (1) Projects that require less than one hour review time and require no additional field investigation, and that may be issued within one workday.
- (2) Preliminary consultations of less than one hour when no plans are submitted for further review.

- (b) Plan review fee applied to permit fee. When a building permit is required, the plan review fee shall be applied to the building permit fee when the building permit is issued based on the originally submitted plans.

- (c) A new plan review fee shall be required under the following circumstances:

- (1) When substantial revisions in the scope of the project require additional plan review of more than one hour, then a new plan review fee shall be paid. When additional or revised plans are submitted before the original plans have been reviewed, then no additional fee is required.

- (2) When, after two notices by the City of required plan corrections, and a building permit still cannot be issued based on the submitted plans, and a third notice of corrections is required, then a new plan review fee shall be paid upon submitting revisions of the plans or other data required by the third notice. Each subsequent iteration of that plan or other data shall also require a new plan review fee. No additional plan review fee will be charged for minor revisions and additional submittals requiring less than thirty (30) minutes additional review time.
- (3) When no building permit is issued within one hundred eighty (180) days after the last notice from the City of corrections required to submitted plans, then the submitted plans and the plan review expires. Any further or subsequent plans or plan corrections filed shall be deemed a first application and require a new plan review fee as a first application.

(d) Building permit and inspection fee schedule.

- (1) Building permit fee. The fee for a building permit shall be calculated as a fraction of the value of the project as calculated below. In any case the fee shall not be less than the minimum fee shown below. The valuation shall be either the valuation stated by the applicant or, when in the opinion of the Building Official the stated valuation appears to be significantly understated, the valuation may be calculated based on the most recent Building Valuation Data published by the International Code Council as modified by the City. The building permit fee for a project includes the fees for the electrical, HVAC, and plumbing permits associated with that project.

(2) Building permit fee schedule.

a. All projects. \$ Value x 0.0030 = Permit fee: rounded to whole dollars.

b. Minimum permit fees.

- (1) New construction: \$120 plus \$50 times the number of other permits required for electrical, plumbing and HVAC work.
- (2) Remodels and additions: \$60 plus \$50 times the number of other permits required for electrical, plumbing and HVAC work.

c. Other permits and inspection fees.

- (1) Certificate of occupancy review and inspection when not associated with a building permit: \$120.00.
- (2) Duplication or recreation of existing certificate of occupancy: \$50.00.
- (3) Demolition permits and Moving permits: \$90.00
- (4) Permit for the installation of flammable liquids tanks and pumps: \$60. This includes the fees for electrical and plumbing permits.

- (5) Re-roofing permit: \$50.00
- (6) Manufactured home installation: \$180. This includes the fees for electrical and plumbing permits.
- (7) Inspection not otherwise noted above, and those requested after hours, one hour minimum charge, per hour: \$60.00
- (8) Re-inspection: \$50.00.
- (9) Construction Advisory and Appeals Board application: \$150.00.
- (10) Insulation and Energy Conservation: Value of project times 0.0030, minimum of \$50.00.

(3) Electrical permit fees. Fee schedule.

(a) New construction, additions, and remodeling.

1. The permit fee for an electrical permit shall be combined with the fees for a building permit, when one is issued on the same project, in accordance with the building permit fee schedule. When there is no building permit issued on the same project where an electrical installation is made, the permit fee for new electrical installations, additions, and remodeling of existing buildings shall be based on the full ampere capacity of the main service. In the event of more than one main service, the fee shall be based on the combined total ampere capacity of the main service.
2. If construction changes require a change in the ampere capacity of the main service, an additional charge or credit will be made based on the ampere capacity as determined by the Electrical Inspector.
3. In situations where the main service is deliberately oversized for future expansion, the fee shall be based on the ampere capacity of the main fuse, provided that the main fuse capacity is at least 200 amperes less than the ampere capacity of the main service.
4. On additions to existing buildings, the fee shall be based on the increase in the ampere capacity of the main service. If the addition to the building does not require an increase in the ampere capacity of the main service, the fee shall be based on division (A)(3)(b) below.

(b) Electrical permit and inspection fee schedule.

1. New construction and additions to panel service.

- a. Minimum fee: \$50.00.
- b. All 120-volt through 480-volt single- or three-phase services, per ampere: \$.30

2. Alterations.

- a. Alteration of residential service entrance: \$50.00
- b. Alteration of non- residential service entrance: \$50.00

3. Equipment additions.

- a. Gasoline pump and dispensers, generators and wind generators, transformers, signs, sign transformers, electrical device or opening not listed, each: \$10.00
- b. Electrical passenger or freight elevator or dumbwaiter installation, each: \$50.00

4. Inspection fees.

- a. Inspection not otherwise noted above, and those requested after hours, one hour minimum charge, per hour: \$60.00
- b. Re-inspection fee: \$50.00

(4) Heating, ventilating and air conditioning permit fees; permit fee schedule.

- (a) New construction or additions. The permit fees for HVAC systems installed with either newly constructed buildings, or additions to building shall be included with the building permit fee.
- (b) Existing buildings, equipment installations. For the installation or relocation of HVAC equipment in existing buildings when separate from a project requiring a building permit:

1. Commercial hoods, Type I or II, for the first unit: \$50.00

For each additional unit: \$10.00

2. Commercial refrigeration, for the first unit: \$50.00

For each additional unit: \$10.00

3. Commercial cold storage box, for the first unit: \$50.00

For each additional unit: \$10.00

4. Boilers - first 100,000 BTU/ hour input: \$50.00

Each additional 100,000 BTU/hour input or portion thereof: \$10.00

(c) Alterations and equipment change outs. Alterations of or changing out environmental air system equipment when separate from a project requiring a building permit require the following fees:

1. Floor heaters, wall furnaces, unit heaters, first unit: \$50.00

Each additional unit thereafter: \$10.00

2. Equipment change out, per unit, first 5 tons: \$50.00

Each additional 5 tons or portion thereof: \$10.00

3. Relocation, replacement or installation of new duct, chilled water or steam pipes in existing buildings, per square foot of floor area: \$.02

(d) Minimum permit: \$50.00

(e) Inspections. Inspections not otherwise noted above, and those requested after hours, one hour minimum charge, per hour: \$60.00

(f) Re-inspection fee: \$50.00

(5) Plumbing permit fees.

(a) Fees established. Plumbing permit fees shall be as follows.

(b) Plumbing permit fee schedule.

1. New construction, additions, and remodeling. The permit fee for a plumbing permit shall be combined with the fees for a building permit, when one is issued on the same project, in accordance with the building code fee schedule.

2. New fixture installations, additions, alterations and repairs. When there is no building permit issued on the same project where a plumbing installation is made, the plumbing permit fee shall be based on the following schedule:

a. Minimum fee for all installations: \$50.00

b. New installations and additions, per fixture: \$6.00

Including but not limited to: bathtub, bidet, dishwasher, drinking fountain, floor drain, garbage disposal, grease interceptor, grease trap, hose bib, lavatory, shower, sink, toilet, urinal, wash rack, washing machine outlet assembly, and water heater.

c. Repairs and replacements:

(1) Replacement of water, gas, or sewer service line: \$50.00

When more than one of these service lines is replaced at the same time the fee shall cover all the lines that are installed and inspected at the same time. If the lines are not ready for inspection at the same time, re-inspection fees for additional inspections will be required.

(2) Water heater replacement: \$50.00

(3) Water, sewer, or gas re-piping within a structure and separate from service lines: \$50.00

Plus per plumbing fixture and gas outlet: \$2.00

(4) Medical gas installations, minimum: \$50.00

Plus per outlet assembly: \$2.00

(5) Inspection not otherwise noted above, and those requested after hours, one hour minimum charge, per hour: \$60.00

(6) Re-inspection: \$50.00

(B) Contractor registration.

(1) Registration of contractors; homeowner exemption; fees and requirements.

(a) Reference to other chapters. Chapter 150 Building Regulations, Chapter 151 Plumbing Code, and Chapter 152 Electrical Code specify the requirements for who may obtain permits in the respective disciplines. Notwithstanding all other application and permit requirements of those chapters, the requirements of this division (B) specify the license and registration requirements and fees for contractors in those respective disciplines.

(b) Registration required. No person engaged as a contractor in any one of the categories listed in this section shall build, enlarge, alter, repair, improve, or convert any building or structure, or the appurtenant equipment and systems for a building or structure, for which a permit is required within the corporate limits of the city until such person has registered as a contractor with the city, presented either a bond, or an insurance certificate to the city, or both, and paid the associated fees all in accordance with this division (B). When required to be licensed or registered by the state to perform as a contractor in any of the categories listed in this section, proof of the appropriate state license or registration is also required at the time of registration and upon renewal of that registration.

(c) Homeowner exemption.

1. A person who owns a single-family dwelling and has either established the same as his legal place of residence, or intends to do so subsequent to completing the work for which a permit is requested, may perform work on that dwelling and on other accessory buildings and structures on the same building site without being

registered as a contractor under any of the contractor categories listed in this division (B). A homeowner shall complete an affidavit of ownership and residency upon application for a homeowner permit.

2. A tenant, lessee, landlord, speculative builder, developer, or other nonresident owner shall not be considered a homeowner under this exemption. A person who, within any two-year period, applies for any permit as a homeowner for work at three different addresses shall be denied permits as a homeowner at the third and any subsequent addresses until two years have elapsed between completion of work at one address and initiation of work at another for which a permit is requested.

(d) Contractor categories. Registration and registration of state licenses, endorsements and certifications. Contractors in the following categories are required to be registered with the city in accordance with this section:

1. General contractor. An individual, firm, corporation or partnership who performs work requiring either a building or a demolition permit on a building or structure, other than a one- or two-family residence or residential accessory building or structure, shall be registered with the city.
2. Electrical contractor and master electrician. An individual, firm, corporation or partnership who performs electrical work on a building or structure that requires an electrical permit shall be licensed by the state as an electrical contractor and shall register his state license with the city. To be licensed as an electrical contractor with the state, that person must be either a master electrician licensed by the state, or shall employ a master electrician licensed by the state. The master electrician shall also be separately registered with the city.
3. Glass and Glazing Contractor. An individual, firm, corporation or partnership who performs work with any types of glass and glazing materials commonly used including: glass, light-transmitting ceramic, light-transmitting plastic panels, and all others used in interior or exterior applications.
4. Heating, ventilating, and air conditioning (HVAC) contractor. An individual, firm, corporation or partnership who performs HVAC work for which a permit is required by this code shall be licensed by the state as either a Class A or B air conditioning contractor, shall register his state license with the city, and shall only perform HVAC work commensurate with the class of state license he holds.

Exceptions:

- (1) An individual, firm, corporation or partnership who performs boiler, refrigeration and other mechanical construction and installations regulated by this code but not regulated as heating and air conditioning work requiring a Class A or B air conditioning contractor license by the state shall register with the city as a general contractor.
- (2) A registered plumbing contractor may obtain permits for, and install nonducted, fuel fired unit heaters.

- (3) A registered electrical contractor may obtain permits for, and install non-ducted, electrical unit heaters, and non-ducted, packaged, air-conditioning units.
5. Insulation Contractor; Specialty: Energy Conservation/Air Infiltration. An individual, firm, corporation or partnership who performs insulation work with types of insulation materials commonly used, including: spray-on, roll/batt, blown, or loose-fill, rigid board or reflective, ventilation, vapor barriers and retarders, as well as others. Includes exterior envelope materials commonly used; weather resistant sheathing paper, tape, sealants, or other materials/methods of sealing exterior envelope for energy efficiency and moisture control.
 6. Landscape Irrigator or Irrigation Technician. An individual, firm, corporation or partnership who performs any landscape irrigation installation for which a permit is required by this code shall be licensed as a Landscape Irrigator or Irrigator Technician with the State and shall register his license with the city.

Exception: A Plumbing Contractor licensed by the State and registered with the City in accordance with this section may perform the work of a Landscape Irrigator or Irrigation Technician.
 7. Medical gas installation contractor. An individual, firm, corporation or partnership who installs or performs work on any medical gas system in the city shall be licensed by the state as a plumbing contractor with a medical gas endorsement and shall register his license and endorsement with the city.
 8. Moving Contractor. An individual, firm, corporation or partnership who shall move, or cause to be moved, any house, building or structure of any kind over or along any street, highway, alley or public way located in the City shall register with the City.
 9. New residential contractor. An individual, firm, corporation or partnership who builds a new one or two family residence for which a building permit is required shall register with the city.
 10. Plumbing contractor. An individual, firm, corporation or partnership who performs plumbing work regulated by this code and for which a permit is required shall be licensed by the state as a plumbing contractor and shall register his license with the city. The responsible master plumber for the plumbing contractor shall also register his state license with the city.
 11. Residential addition and remodeling contractor. An individual, firm, corporation or partnership who performs alterations, repairs and additions on one or two family dwellings, multiple single family dwellings (townhouses) not more than three stories above grade and any associated accessory structures regulated by the International Residential Code shall register with the city.
 12. Roofing contractor. No person engaged in the business of roofing shall erect, construct, enlarge, alter, repair, remove, improve, convert or demolish any roof or

roof structure for which a permit is required within the corporate limits of the city until such person has registered with the city as required by this section. When reroofing a building, roofing contractors must post the City of Canyon issued Construction Permit card in a location visible from the street.

13. Sign Contractor and Master Sign Electrician. No person shall erect, construct, reconstruct, install, paint, or replace any Sign for which a permit is required within the corporate limits of the City until such person has registered with the City as required by this Section. A Sign Contractor who constructs signs that have any electrical component integral with the sign shall also employ a Master Sign Electrician licensed by the State. The Master Sign Electrician shall also register his state license with the City.

Exception: Registration is not required where the permit is issued to a property owner or business owner for signs located on his/her property.

14. Swimming pool and spa contractor. No person, firm, corporation, or partnership engaged in the business of construction, alteration, relocation, repair, or maintenance pools, spas, hot tubs, or any other aquatic vessel as regulated by the International Swimming Pool and Spa Code shall perform such work until that person has registered with the city as required by this section.

15. Water Treatment Equipment Installation Contractor: No person shall engage in the business of installing, altering, repairing, relocating or replacing any residential water treatment equipment unless that person is certified by the Texas Department of Health to install, exchange, service and repair residential water treatment facilities, and has registered that certification with the city as required by this section.

(e) Application. An applicant for any contractor registration shall make a written application upon forms furnished by the Code Enforcement Department. The applicant shall complete all information requested on the application, or an explanation of the omissions shall be provided. When a state license, endorsement, or certification is required of a contractor, a copy of the original of the same shall be submitted with the application. When a contractor is required by the state to have a responsible master licensee in a respective trade, that master licensee shall also register separately with the city.

(f) Registration fee. To become a registered contractor a fee in the amount of \$40 per year shall be paid to the city. All registrations under this section shall expire one year from the date of registration.

(g) Bond and insurance requirements. No person engaged as a contractor required to be registered by this section shall be issued a permit for work in the respective category until he has made, executed and delivered to the Building Official either a license and permit surety bond, or a certificate of insurance, or both, further described as follows:

1. License and permit surety bond.

- a. A good and sufficient corporate surety bond, license and permit surety bond, in the amount shown in Table 1 payable to the city for the use and benefit of either the city, or the property owner for damages as a result of any act or neglect of the principal or his agents or employees; or by reasons of failure to repair any defective work, material or installation; or for failure to pay any fees or other charges due the city; or for failure to remedy any defects or faulty workmanship or material within the time prescribed by the Building Official for the completion of such remedial work, without additional cost to the person for whom the work was done; and guaranteeing compliance with the requirements of the applicable construction codes of all work installed by the principal, his agents or employees.
- b. Claim upon such bond may be filed by either any person damaged by reason of the principal's failure to perform his obligations under the bond, or the city for violation of applicable construction codes.
- c. Suspension or revocation of the registration of the principal shall not by itself affect the liability of either the principal or the surety on such bond.

2. Certificate of insurance.

- a. Contractors who are required by the state to be licensed and to maintain liability insurance for that license must present of copy of their certificate of insurance showing compliance with state regulations. When the state requires liability insurance, no other insurance or bond shall be required by the city to be registered as a contractor under this section.
- b. Contractors who are not required by the state to maintain liability insurance, but who are required by this chapter to maintain liability insurance, shall provide a certificate of insurance showing the levels of liability insurance coverage in accordance with Table 1, Contractor Registration Requirements.

Table 1 Contractor Registration Requirements

Contractor Type	License Required	City Registration	Fee	Bond	Liability Insurance
Building:					
General ¹	No	Yes	\$40	None	None
New Residential Contractor ²	No	Yes	\$40	None	None
Residential Addition and Remodeling Contractor ³	No	Yes	\$40	\$20,000	None
Additional Requirements for Building Demolition	No	Any of the above	Any of the above	Lot clearance bond ⁴	Yes ⁵
Electrical Contractor/Master Electrician ⁶	State License	Yes	\$40	None	State required minimum
Glass and Glazing	No	Yes	\$40	None	\$500,000 ¹²
HVAC Contractor A & B ⁷	State License ⁷	Yes	\$40	None	State required minimum
Insulation Contractor	No	Yes	\$40	\$20,000	\$300,000 ¹¹
Landscape Irrigator	State License	Yes	\$40	\$10,000	None
House Moving Contractor	No	Yes	\$40	\$10,000	None
Plumbing Contractor/Master Plumber ⁷	State License ⁷	Yes	None	None	State required minimum
With Medical Gas Endorsement ⁸	MGE	Yes	None	None	State required minimum
Commercial Roofing Contractor	No	Yes	\$40	\$20,000	\$1,000,000 ¹³
Residential Roofing Contractor	No	Yes	\$40	\$20,000	\$300,000 ¹¹
Sign Contractors:					
Electrical Sign Contractor ⁹	State License ⁹	Yes	\$40	None	State required minimum
Non-Electrical Sign Contractor ¹⁰	No ¹⁰	Yes	\$40	\$10,000	None
Swimming Pool and Spa Contractor	No	Yes	\$40	\$10,000	None
Water Treatment Equipment Installation Contractor	State License	Yes	\$40	\$10,000	None

Footnotes:

1. A General contractor who is not registered as a residential contractor and does not post a license and permit surety bond, may only work on commercial projects, including the installation of commercial kitchen exhaust hoods, and boilers used only for providing process heat. Makeup air and environmental air systems associated with a commercial kitchen hood must be installed by a State Licensed Air Conditioning contractor. Boilers installed for environmental heating must be included on a heating and air conditioning permit issued to a State Licensed Air Conditioning contractor. Boilers used for domestic and service water heating must be included on a plumbing permit issued to a State licensed Master Plumber.

2. A contractor registered as a residential contractor but who does not post a license and permit surety bond may work on new residential construction, and any commercial project, but may not work on residential remodels and additions.
3. A building contractor who is registered as a residential contractor, and who posts a license and permit surety bond as required for a Residential Additions and Remodeling Contractor may work in any of the three (3) building contractor categories.
4. See demolition permit requirements for the amount of lot clearance deposit. A twenty thousand dollar (\$20,000.00) license and permit surety bond may serve in lieu of a cash lot clearance deposit.
5. Reference the demolition permit requirements for a building not set back from the street or alley property line a distance equal to its height.
6. State laws require an Electrical Contractor to be either licensed as a Master Electrician, or employ a Master Electrician. Both are required to register their licenses with the City although the registration fee only applies to the contractor.
7. A licensed master plumber may also install non-ducted, unit heaters and wall heaters without having a separate HVAC license.
8. Installation of medical gas systems may only be done by a licensed master plumber who also has a medical gas endorsement.
9. Signs having any electrical components must be constructed, installed, and maintained by a State Licensed Electrical Sign Contractor. The contractor must either himself be, or he must employ a licensed Master Sign Electrician. Both must register their licenses with the City although the registration fee only applies to the contractor.
10. A Sign Contractor who constructs, installs, and maintains only signs that have no electrical components is not required to be licensed as an electrical Sign Contractor with the State, but is required to comply with City requirements for contracting.
11. General liability insurance requirements for contractors. Prior to being registered, and prior to each registration renewal period, each contractor must provide a standard insurance certificate to the Code Enforcement Department that demonstrates liability insurance coverage in the following amounts, and that otherwise complies with the following:
 - a. Minimum of three hundred thousand dollar (\$300,000.00) per occurrence (combined for property damage and bodily injury);
 - b. Minimum of six hundred thousand dollar (\$600,000.00) aggregate (total amount the policy will pay for property damage and bodily injury coverage); and
 - c. Minimum of three hundred thousand dollar (\$300,000.00) aggregate for products and completed operations.

- d. The certificate of insurance must contain a clause requiring the company to give the City of Canyon thirty (30) day cancellation notice of the policy.
- e. Insurance must be provided by an admitted company, surplus lines carrier or other insurer authorized by law to issue liability insurance in Texas, with minimum financial reserves of not less than one hundred million dollars (\$100,000,000.00) in reported capital, surplus, and conditional reserve funds. Any insurer or re-insurer which is rated shall have an A.M. Best Company rating of B+ or higher or an equivalent rating by another insurance rating company.

A registered contractor shall furnish to any customer who requests it: the name of the insurance carrier, policy number, and the name, address, and telephone number of the insurance agent with whom the contracting company is insured.

- 12. General liability insurance requirements for glass and glazing contractors. Prior to being registered, and prior to each registration renewal period, each glass and glazing contractor must provide a standard insurance certificate to the Code Enforcement Department that demonstrates liability insurance coverage in the following amounts, and that otherwise complies with the following:

- a. Minimum of five hundred thousand dollars (\$500,000.00) per occurrence (combined for property damage and bodily injury coverage); and
- b. Minimum of one million dollars (\$1,000,000.00) aggregate (total amount the policy will pay for property damage and bodily injury coverage); and
- c. Minimum of five hundred thousand dollars (\$500,000.00) aggregate for products and completed operations.
- d. The certificate of insurance must contain a clause requiring the company to give the City of Canyon thirty-day cancellation notice of the policy.
- e. Insurance must be provided by an admitted company, surplus lines carrier or other insurer authorized by law to issue liability insurance in Texas, with minimum financial reserves of not less than one hundred million dollars (\$100,000,000.00) in reported capital, surplus, and conditional reserve funds. Any insurer or re-insurer which is rated shall have an A.M. Best Company rating of B+ or higher or an equivalent rating by another insurance rating company. A registered contractor shall furnish to any customer who requests it: the name of the insurance carrier, policy number, and the name, address, and telephone number of the insurance agent with whom the contracting company is insured.

- 13. General liability insurance requirements for commercial roofing contractors. Prior to being registered, and prior to each registration renewal period, each commercial roofing contractor must provide a standard insurance certificate to the Code Enforcement Department that demonstrates liability insurance coverage in the following amounts, and that otherwise complies with the following:

- a. Minimum of one million dollars (\$1,000,000.00) per occurrence (combined for property damage and bodily injury coverage); and

- b. Minimum of two million dollars (\$2,000,000.00) aggregate (total amount the policy will pay for property damage and bodily injury coverage); and
- c. Minimum of one million dollars (\$1,000,000.00) aggregate for products and completed operations.
- d. The certificate of insurance must contain a clause requiring the company to give the City of Canyon thirty-day cancellation notice of the policy.
- e. Insurance must be provided by an admitted company, surplus lines carrier or other insurer authorized by law to issue liability insurance in Texas, with minimum financial reserves of not less than one hundred million dollars (\$100,000,000.00) in reported capital, surplus, and conditional reserve funds. Any insurer or re-insurer which is rated shall have an A.M. Best Company rating of B+ or higher or an equivalent rating by another insurance rating company. A registered contractor shall furnish to any customer who requests it: the name of the insurance carrier, policy number, and the name, address, and telephone number of the insurance agent with whom the contracting company is insured.

(2) Authority to withhold and suspend contractor registrations, permits, and inspections.

- (a) Under the following conditions, the Building Official is authorized to deny registration of, to suspend the registration of, and to withhold renewal registration of a contractor who:
 - 1. Fails to correct a defect, error or deficiency in work installed under the authority of a permit within thirty (30) calendar days after written notification from the Building Official or his authorized agents;
 - 2. Has an expired permit issued under this chapter;
 - 3. Fails to pay any indebtedness, when due, to the City for inspection fees, permit fees or registration fees;
 - 4. Allows unlicensed construction trades persons, who are required to be licensed by the State, to perform work in their respective trade on a building structure or construction site; or
 - 5. State License has expired or City registration requirements have not been maintained in accordance with this Chapter.
 - 6. Fails to display licensee information on company vehicles, advertising, or invoices as required by the laws and/or board rules of the appropriate state licensing agency.
- (b) The Building Official is authorized to withhold and suspend permits and inspections to any contractor who(se):
 - 1. Is either not registered with the City, or whose registration with the City has expired in accordance with this Chapter. This does not allow the Building Official to withhold inspections on expired permits to comply with (B)(2)(a)2. above;

2. License and Permit Surety Bond or Certificate of Insurance required by this section has expired.
3. License, license endorsement, or certification with the State in the respective trade has expired, has been suspended, or which has become invalid for any reason;
4. Fails to correct a defect, error or deficiency in work installed under the authority of a permit within thirty (30) calendar days after written notification from the Building Official or his authorized agents;
5. Fails to pay any indebtedness, when due, to the City for inspection fees, permit fees or registration fees;
6. Allows unlicensed construction trades persons, who are required to be licensed by the State in their respective trade, to perform work in that trade on a building, structure, or construction site.
7. Fails to display licensee information on company vehicles, advertising, or invoices as required by the laws and/or board rules of the appropriate state licensing agency.

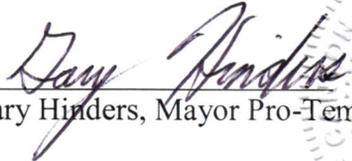
(3) Appeals regarding contractors registrations. A person may appeal decisions of the Building Official regarding contractor registration in accordance with section 150.20.

SECTION 3. Severability. If any provision, section, subsection, sentence, clause, or the application of the same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this ordinance or the application thereby shall remain in effect, it being the intent of the City Commission of the City of Canyon, Texas in adopting this ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any other portion or provision.

SECTION 4. Repealer. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed to the extent of conflict with this ordinance.

SECTION 5. Publishing and Effective Date. This ordinance shall become effective November 1, 2016.

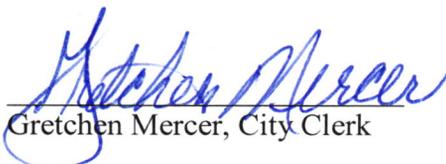
INTRODUCED AND PASSED at the regular meeting of the City Commission on the 3rd day of October, 2016.



Gary Hinders, Mayor Pro-Tem



ATTEST:



Gretchen Mercer, City Clerk