

## VI. Building Construction

Upon successful review of building plans, the building official will schedule a pre-construction meeting that will include you, the DRC, the project architect/engineer, superintendent, mechanical, electrical and plumbing trades, and owner. At that time, the building official will address any questions, discuss the inspection process and site work time requirements. This could occur at the same time as the public improvements pre-construction meeting.

Following the pre-construction meeting, the contractor will be required to pay building fees, water/sewer impact fees, roadway impact fees and meter fees. Upon payment, approved plans and a Building Permit are provided and work may begin.

Upon the site superintendent's request, ongoing inspections will be scheduled and conducted. If problems are identified, the inspector will communicate with the site superintendent to ensure resolution. Regular inspection reports will be completed and provided to the City.

The inspection will ensure that all the building, mechanical, electrical, plumbing, energy, fire, health, and zoning requirements of the City of Forney and the State of Texas have been met.

After all building and trade final inspections have been passed and all public improvements have been accepted by City Council, the occupant must complete an application for a Certificate of Occupancy with the Community Development Department. Following the successful completion of all required inspections, the building official will issue a Certificate of Occupancy.

### ACTION ITEMS

- Pay building fees
- Pay water/sewer impact fees
- Pay roadway impact fees
- Pay meter fees
- Install water meter
- Construct buildings
- Comply with inspections and address issues as they arise
- When completed apply for Certificate of Occupancy