



Outdoor Fireplace/Fire Pit Requirements

Permit Applications

Please check your deed restrictions and Home Owner's Association requirements before building, as they are not regulated by the Town.

All fireplace/fire pit building permit applications must contain the following information:

I. Required setbacks

- A. **Fireplace** - If a fireplace is detached, it must be five feet (5') from the structure. An outdoor fireplace may be attached to the house. Fireplaces must be a minimum of ten feet (10') from property lines.
- B. **Fire pit** - Fire pits must be a minimum of 10 feet (10') from property lines, 15 feet (15') from a residence, and 10 feet (10') from any other combustible materials.

NOTE: Approval by the Town of Flower Mound does not constitute approval to violate any deed restriction. The Town of Flower Mound is unable to enforce deed restrictions; therefore, it is the responsibility of the applicant to verify compliance with all deed restrictions for his or her property, prior to starting construction.

II. Building Construction – All structures must comply with the following construction requirements:

- A. **Fireplace** – Fireplace footings, hearth dimensions/extensions, and height must meet the requirements in Chapter 10 of the 2006 International Residential Code (IRC).
- B. **Fire pit** - All fire pits shall be constructed in a manner consistent with good engineering and construction practices. The maximum diameter of a fire pit shall be three feet (3') unless approved by the fire code official.

III. Permit Application - Applications must be complete and include the name of the plumbing and electrical contractors (if plumbing or electrical work is to be installed). Incomplete applications will not be processed. The following information is required:

A. Fireplace

1. Provide three (3) site plans showing the distance from the proposed fireplace to the house and any other structures. If applicable, provide the location of the gas line on the site plan.
2. Provide two (2) elevation plans indicating the height of the fireplace.
3. Provide two (2) complete foundation plans (2006 IRC Chapter 10).
4. Provide complete gas line diagram showing the gas line from the meter to the fireplace. This diagram must include the following:
 - a. The psi of the meter (low, medium, or high pressure).
 - b. The length of the line.

- c. The size of the line.
- d. The type of line (material).
- e. The BTU's of all appliances on the line.
- f. The total BTU load.
- g. The length of the longest run.

*** All required plumbing drawings must be to ¼ or 1/8 scale. ***

- 5. Provide two (2) electrical plans, if applicable.

B. Fire pit

- 1. Provide three (3) site plans showing the distance from the fire pit to the house and other structures. If applicable, provide the location of the gas line on the site plan.
- 2. Provide two (2) complete gas line diagrams showing the gas line from the meter to the fireplace. This diagram must include:
 - a. The psi of the meter (low, medium, or high pressure).
 - b. The length of the line.
 - c. The size of the line.
 - d. The type of line (material).
 - e. The BTU's of all appliances on the line.
 - f. The total BTU load.
 - g. The length of the longest run.

*** All required plumbing drawings must be to ¼ or 1/8 scale. ***

- 3. Provide two (2) electrical plans, if applicable.

Permit Fees – The permit fees for fireplaces and fire pits are based on the value of the construction, as follows:

<u>Value of Construction</u>	<u>Permit Fee</u>
\$0.00 to \$500	\$35.00
\$500.01 to \$1,000.00	\$40.00
\$1,000.01 to \$2,500.00	\$50.00
\$2,500.01 to \$5,000.00	\$60.00
\$5,000.01 to \$10,000.00	\$75.00
\$10,000.01 to \$15,000.00	\$100.00
\$15,000.01 to \$50,000.00	\$300.00
\$50,000.01 to \$100,000.00	\$500.00
\$100,000.01 or more	\$500.00 for the first \$100,000.00, plus \$50.00 for each additional \$50,000.00 or fraction thereof.

Inspection Requirements – The Town-approved site plan, construction plans, and permit must be at the site and available to the inspector for each inspection.

- A. **Pier** – If piers are being used, a pier inspection is required before being covered.
- B. **Foundation** – If a foundation is being installed, an inspection must be performed prior to placement of concrete.
- C. **Plumbing Rough** – If gas line is installed, a plumbing rough inspection is required prior to any lines being covered. Requirements for the gas test are as follows:
 - a. A diaphragm gauge must be used.
 - b. For low pressure systems, 3 psi, and for medium pressure systems, 5 psi.
- D. **Top Out** – If any electrical work is being done, this inspection will be required for the rough-in installation.
- E. **All Finals** – This inspection is required when all work is complete and ready for use.

Re-Inspection Fees

A re-inspection fee may be assessed for any of the following reasons. If a re-inspection fee is assessed, no further inspections will be performed on that job until the fee has been paid.

- A. Inspection called for is not ready (this could include a first-time inspection where a history has developed for deficient items on a continual or repeated basis);
- B. Town-approved plans and permit not on the job site;
- C. The gate is locked, or the work is otherwise not accessible for inspection;
- D. An inspection is disapproved twice for the same item;
- E. The previous red tag has been removed from place left by inspector.

These requirements are only a general list of building, electrical, and plumbing Code regulations and/or commonly missed items. To view current Ordinances and Amendments adopted by the Town, refer to the Town's web site at www.flower-mound.com.

To navigate the web site, click Departments, and choose Building Inspections from the drop-down list. From the menu on the right-hand side of the Building Inspections page, choose "Building Information" to access forms and information packets.

Physical Address

Town of Flower Mound
Building Inspections Division
1001 Cross Timbers Road, Suite 2330
Phone: 972.874.6355 Fax: 972.874.6474
Inspection (IVR) Line: 972.874.6123

Mailing Address

Town of Flower Mound
Building Inspections Division
2121 Cross Timbers Road
Flower Mound, TX 75028