

CITY OF BLANCO
Commercial Building Permit Application
 300 Pecan Street P.O. Box 750
 Blanco, TX 78606, 830-833-4525

PERMIT NUMBER _____ FOR INSPECTIONS CALL 877-837-8775
EMAIL TO: UTILITIES@CITYOFBLANCOTX.GOV

*** NO WORK IS TO BE STARTED PRIOR TO ISSUANCE OF A PERMIT TO AVOID BEING SUBJECT TO FINES. ***

Application shall not be accepted and processed until all requested information is submitted.

PROJECT SQUAREFOOTAGE/VALUATION _____ **PROJECT NAME:** _____

PROJECT ADDRESS: _____

PROJECTTYPE: PLEASE CHECK ALL THAT APPLY: NEW ADDITION REMODEL FINISH OUT PLUMBING

MECHANICAL ELECTRICAL

OTHER, SPECIFY: _____

SCOPE OF WORK: _____

IF SUBJECT TO TDLR REVIEW, REGISTRATION NUMBER PRIOR TO PLAN SUBMITTAL: _____

OWNER NAME: _____ **PHONE:** _____

ADDRESS: _____ **CITY, STATE ZIP:** _____

CONTACT NAME: _____ **ALT. PHONE:** _____

Engineer:	Contact Person:	Phone Number:
Engineer email address:		
Architect:	Contact Person:	Phone Number:
General Contractor:	Contact Person:	Phone Number:
General Contractor email address:		
Mechanical Contractor:	Contact Person:	Phone Number:
Electrical Contractor:	Contact Person:	Phone Number:
Plumbing Contractor:	Contact Person:	Phone Number:

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

All sub-contractors *must* apply for application (plumbing, electrical, mechanical, etc.) at City Hall. Applications for sub-contractors are \$50.00 in addition to building permit application fee and all licensing information *must* be provided.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Applicant's Signature: _____

Date: _____

THIS PORTION FOR OFFICE USE ONLY

PAYMENT OF THE PLAN REVIEW FEE IS EXPECTED WHEN APPLICATION IS SUBMITTED

PERMIT APPLICATION REQUIREMENTS

1. Two (2) copies of a formal, scaled plot plan of the property showing all easements and dimensions to property lines.
2. Two (2) copies of the complete plans of the project, including framing and roof plan, and civil plans. (The building Official is authorized to waive the submission of construction documents and other data to be prepared by a registered design professional if it is found that the documents submitted clearly show that the proposed project complies with the 2015 International Building Codes).
3. Two (2) copies of the engineered foundation plans, to include: both the cable details and the beam details must show the engineers seal, date, signature, and location of the project.
4. **Digital PDF versions of the submittal documents specified in items 1, 2, and 3 above.**
5. A form survey will need to be at the job site.
6. A COMcheck Energy Letter needs to be submitted and is available at www.energycodes.gov.
7. Original and one copy of the permit application.
8. One copy (1) of each of the above will be returned to the builder and must be retained at the job site, in a waterproof container, and available for all inspections.
9. **A driveway permit must be obtained** from the City of Blanco in conjunction with a Commercial Building permit, **excluding gated communities, State roads, and finish out projects.** In addition, driveway must be completed prior to the final inspection of the building project. (*\$125.00 application fee with a \$500.00 deposit. Deposit is refundable after the final driveway inspection.*) **A Pre-Pour Inspection must take place before a driveway is poured. A Pre-Pour Inspection constitutes a Final Driveway Inspection. Failure to complete a Pre-Pour Inspection shall result in deposit not being refunded.**
10. ALL COMMERCIAL PLANS MUST HAVE A TREE PLOT PLAN SUBMITTED WITH THE PERMIT APPLICATION IF TREES ARE BEING REMOVED.
11. No structure (including wells) can be built within the property setback.
Note: If a septic system is required for this project a permit must be obtained from the Blanco County Engineer's Office (ph. (830) 868-2117 inspector@co.blanco.tx.us). A copy of the septic permit must be retained on site with the building permit.

SECTION 1: GENERAL PROVISIONS

1. **No work of any kind may start until a permit is issued.**
2. The permit may be revoked if any false statements are made herein. If revoked, all work must cease until permit is re-issued.
3. All construction waste and/or disposal services must be provided by Progressive Waste www.wasteconnections.com (800) 307-4374.
4. The permit will expire if no work is commenced within 180 days of issuance.
5. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
6. A Certificate of Occupancy Application and a Fire and Life Safety Registration Form are required prior to scheduling final inspections.
7. Applicant hereby gives consent to the City Secretary or his/her representative to make reasonable inspections required to verify compliance.

THE APPLICANT CERTIFIES THAT ALL STATEMENTS HEREIN AND ATTACHMENTS TO THIS APPLICATION TRUE AND ACCURATE ARE TO THE BEST OF MY KNOWLEDGE.

APPLICANT SIGNATURE

APPLICANT PRINTED NAME

DATE OF APPLICATION

SECTION 2: DESCRIPTION OF WORK

A. STRUCTURAL DEVELOPMENT

ACTIVITY

- New Structure
- Addition
- Alteration
- Relocation
- Demolition
- Replacement

B. OTHER DEVELOPMENT ACTIVITIES

- Clearing Fill Mining Drilling Grading
 - Excavation (except for structural development checked above)
 - Watercourse Alteration (including dredging and channel modifications)
 - Drainage Improvements (including culvert work)
 - Road, street, or bridge construction
 - Subdivision (new or expansion)
 - Individual water or sewer system
 - Other (specify):
-

SECTION 3: FLOODPLAIN DEVELOPMENT

1. The proposed development is located on FIRM Panel No. _____, Dated _____
2. The proposed development:
 - Is NOT** located in a Special Flood Hazard Area (No Floodplain Development permit is required)
 - Is partially** located in the Special Flood Hazard Area, but building/development is **not**.
**** In this event, the owner/contractor must provide a building elevation certificate obtained only from a certified Land Surveyor, Engineer, or Architect authorized by law to certify elevation information.*
 - Is located** in a Special Flood Hazard Area – FIRM zone designation is _____
100-Year flood elevation at the site is: _____ ft. NGVD (MSL) Unavailable
**** In this event, the owner, contractor must provide a building elevation certificate obtained only from a certified Land Surveyor, Engineer, or Architect authorized by law to certify elevation information.*
 - Is located in the floodway** – FBFM Panel No. _____ Dated: _____
(If different from the FIRM panel and date)
 - See **Section 4** for additional instructions.

Signature

Date

SECTION 5: PERMIT DETERMINATION (To be completed by City Personnel)

I have determined that the proposed activity: **A.** Is **B.** Is not in conformance with
the City's Flood Damage Prevention Ordinance.

Signed

Date

If Box A is checked: City personnel may issue a building permit upon payment of the designated fees.
If Box B is checked: City personnel will provide a summary of deficiencies to the applicant. Applicant may
revise and resubmit the application to the City or may request a variance from the City Council.

Accepted by:

Date:

QUICK GUIDE TO BLANCO'S 2018 OUTDOOR LIGHTING ORDINANCE



PURPOSE: To provide an easily understandable guide to the major provisions of the Outdoor Lighting Ordinance passed by the Blanco City Council that came into effect on October 9, 2018

BOTTOM LINE FIRST: In general, you can have whatever lights you want on your property as long as they meet two criteria:

1. The light cannot shine off your property onto another property or a city or state right-of-way to cause glare nor upward to pollute the night sky (they need to be pointed downward so they shine onto just your property; you can shield the lights or install fixtures that restrict the light to just your property, whichever you choose), and
2. The light must have a Correlated Color Temperature of not more than 3,000 degrees Kelvin (preferably 2,700 or lower).

PURPOSE OF THE OUTDOOR LIGHTING ORDINANCE: To protect the night sky from light pollution coming from lighting that shines upwards into the night sky; to reduce annoying and dangerous glare for drivers, pedestrians, and neighbors; to preserve the night sky for the enjoyment of residents and visitors, and to encourage the night sky-tourism industry in and around Blanco.

WHERE CAN I FIND NIGHT SKY-FRIENDLY FIXTURES?



Buyer beware! Manufacturers will sometimes label a lighting fixture as a “Dark Sky” fixture when it actually isn’t. You have to use your own judgement. If the fixture allows light to shine off property and above the horizon to pollute the night sky, it isn’t a “dark sky” fixture and it won’t comply with Blanco’s Outdoor Lighting Ordinance. If you



want to be safe, choose a fixture that has the seal of approval of the International Dark Sky Association. These can be found at www.darksky.org/. The Hill Country Alliance has a pretty good listing of fixtures found at big box stores; http://www.hillcountryalliance.org/wp-content/uploads/2014/06/DARK-SKY-FRIENDLY-FIXTURES-AVAILABLE-FROM-HOME-DEPOT_v3.pdf. Otherwise, hardware stores and online outlets have many, many dark sky fixtures to choose from. Just be careful that they really are what they claim to be!

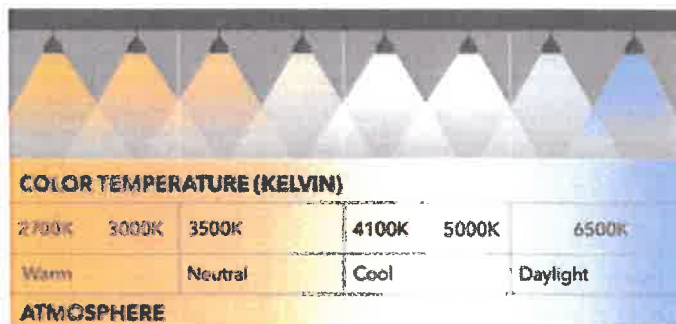
WHAT IS “CORRELETED COLOR TEMPERATURE?”

It is now federal law that the packaging for all consumer bulbs must show information about the color temperature of the bulb. This is often labeled “Light Appearance” and ranges from “Warm” to “Cool.” An American Medical Association study warns that light with a Kelvin temperature above 3,000K inhibits the body’s ability to produce melatonin at night. Melatonin is a hormone that, among other things, helps the body ward off cancer. Hence, the City of Blanco requires that outdoor lights be no more than 3,000K as a public health issue.

Lighting Facts Per Bulb	
Brightness	800 lumens
Estimated Yearly Energy Cost	\$1.08
Based on 3hrs/day, 11¢/kWh. Cost depends on rates and use.	
Life	22.8 years
Based on 3hrs/day	
Light Appearance	Warm ————— Cool
	2700K
Energy Used	9 watts

(over)

HOW DOES CORRELATED COLOR TEMPERATURE AFFECT THE COLOR OF LIGHT? Here is a chart showing how light gets bluer and bluer the higher you go in Color Temperature. It's the blue light that the American Medical Association wants us to minimize. Keep it warm and safe!



WHERE CAN I FIND BULBS WITH A COORELATED COLOR TEMPERATURE OF 3,000K or LESS?

These bulbs come in all types and sizes. Some big box stores have them (though you sometimes have to hunt hard to find them). On-line shopping websites have them. The non-profit Blanco County Friends of the Night Sky (www.blancocountynightsky.org) has a "Products" tab on its website that takes you directly to flat-bottomed LED bulbs with 2,700K temperature. (It also has some really inexpensive "motion detection" bulbs that only come on when there is movement in the area.)

WHAT'S THE BIG DEAL ABOUT FLAT-BOTTOMED LEDS?



It is simply that the light emitted by the bulb does not shine outwards in all directions to cause glare and pollute the night sky. The light only shines down. A great many existing fixtures in Blanco that do not meet the requirements of the 2018 Outdoor Lighting Ordinance, could come into compliance simply by changing the bulb out to a flat-bottomed LED with a Correlated Color Temperature of 3,000 Kelvin or less. And, because LEDs use much less electricity to produce the same amount of light as traditional incandescent bulbs, you'll save money on electricity...and they'll last longer!

WHERE CAN I READ THE COMPLETE 2018 OUTDOOR LIGHTING ORDINANCE?

The ordinance is much more comprehensive than has been presented here so, if you are a builder, an electrician, or a contractor, it is best that you read the entire document to make sure your fixtures will be in compliance. You can look at the ordinance in person at City Hall or on the City's website

<https://www.cityofblanco.com/download/745/CHAPTER%205%20UDC%207.9.19%20APPROVED.pdf>.

An unofficial, reformatted version is also posted on the website of the Blanco County Friends of the Night Sky <https://blancocountynightsky.org/blancolighting.php>



WHERE CAN I FIND MORE INFORMATION ABOUT LIGHT POLLUTION AND NIGHT SKY PRESERVATION?

Lots of useful information may be found by visiting the following websites: www.darksky.org; www.hillcountryalliance.org; www.blancocountynightsky.org.

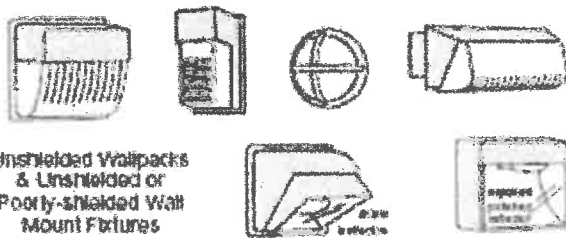
Better Lights for Better Nights

Unacceptable / Discouraged

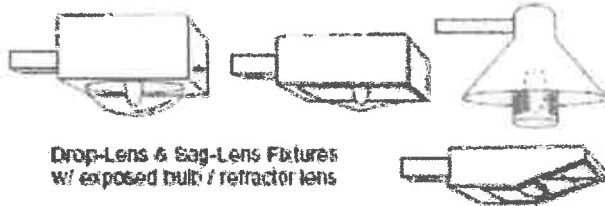
Fixtures that produce glare and light trespass



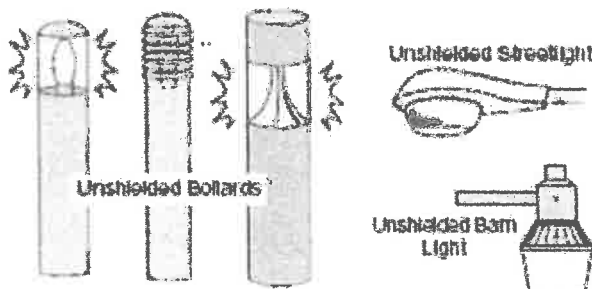
Unshielded Floodlights or Poorly-shielded Floodlights



Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures



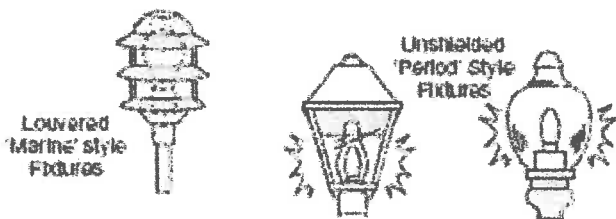
Drop-Lens & Bag-Lens Fixtures w/ exposed bulb / refractor lens



Unshielded Bollards

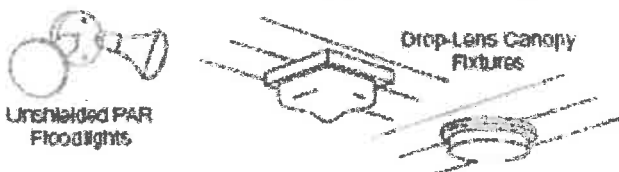
Unshielded Streetlight

Unshielded Barn Light



Louvered 'Marine' style Fixtures

Unshielded 'Period' Style Fixtures

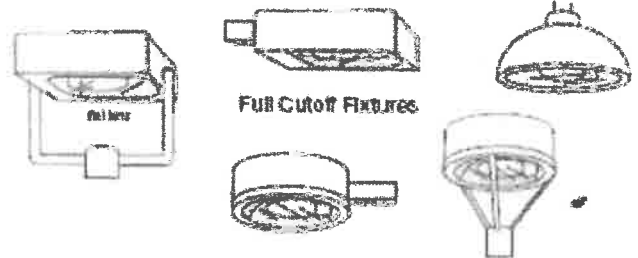


Unshielded PAR Floodlights

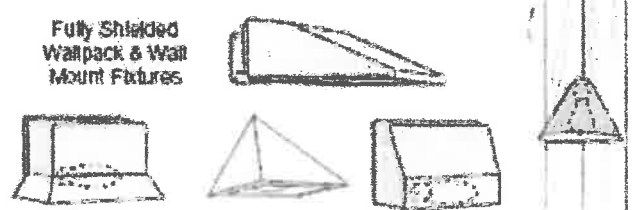
Drop-Lens Canopy Fixtures

Acceptable

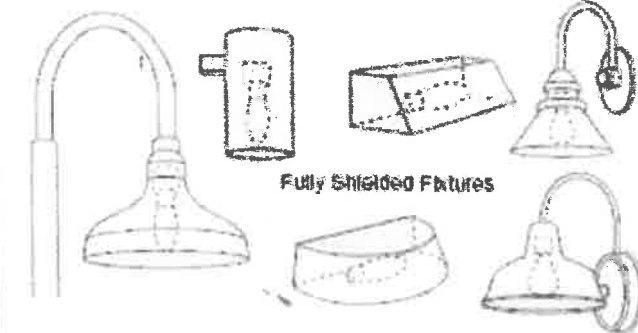
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



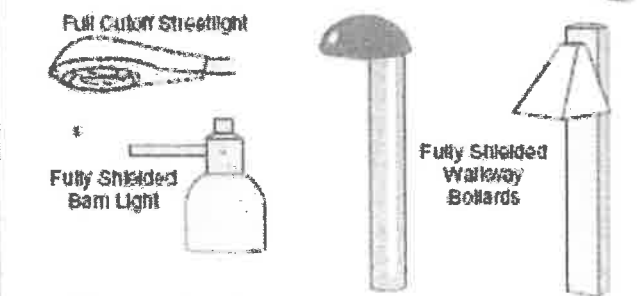
Full Cutoff Fixtures



Fully Shielded Wallpack & Wall Mount Fixtures



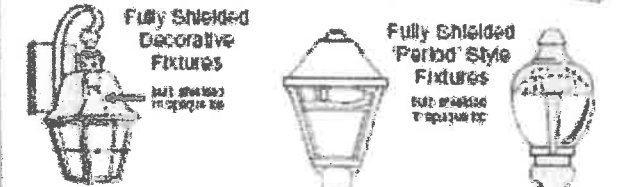
Fully Shielded Fixtures



Full Cutoff Streetlight

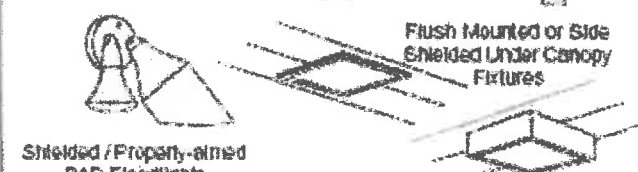
Fully Shielded Barn Light

Fully Shielded Walkway Bollards



Fully Shielded Decorative Fixtures

Fully Shielded 'Period' Style Fixtures



Shielded / Properly-aimed PAR Floodlights

Flush Mounted or Side Shielded Under Canopy Fixtures