

CALDWELL COUNTY FIRE CODE

ADOPTED AUGUST 13, 2026

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CALDWELL COUNTY FIRE CODE

PART 1 – ADMINISTRATION AND PRELIMINARY PROVISIONS

SECTION 1.1. – AUTHORITY

This Code is adopted as a fire code by the Commissioner's Court of Caldwell County, Texas, acting in its capacity as the governing body of Caldwell County, Texas. The authority of Caldwell County to adopt this Code and the contents hereof is derived from Chapter 233, Subchapter C, Texas Local Government Code, §233.061 et seq., as amended. The Code shall apply to the following projects requiring a Site Development Permit: public buildings; commercial establishments, and; multifamily residential dwellings with four or more units (hereinafter "Projects"). This Code is also authorized, in part, under Caldwell County's authority under Chapter 232, Subchapter E, Texas Local Government Code. Portions of this Code shall also apply to the projects for which a plat is approved by the Caldwell County Commissioners Court, or its delegee. This Code may be amended at any time at a meeting duly called under the Texas Open Meetings Act by a majority of the Commissioner's Court.

SECTION 1.2 – SCOPE OF REGULATIONS

This Code applies in unincorporated areas of Caldwell County, Texas, on or after the effective date of this Code.

SECTION 1.3 – PURPOSE

The purpose of this Code is to provide minimum requirements, with due regard to function, for the design and construction or substantial improvement of public buildings, commercial establishments, and multifamily residential dwellings to reduce the risk to life and property from fire. Fire safety in regard to operation and use of buildings and structures after construction, whether their construction was subject to this Code, shall be enforced independent of this Code by the County Fire Marshal or designated representative, in accordance with applicable law, including but not limited to his independent authority to inspect for the presence of fire and life safety hazards and order their correction under Chapter 352 of the Texas Local Government Code. This Code is not intended in any way to limit the statutory authority of the County Fire Marshal, and it is intended that such authority be retained to the fullest extent authorized by law.

SECTION 1.4 – CONSTRUCTION OF REGULATIONS

This Code is to be constructed liberally to accomplish its purpose. Nothing herein shall derogate from the authority of the Fire Code Official to determine compliance with codes or standards for

those activities or installation within the Fire Code Official's jurisdiction or responsibility. Requirements that are essential for the public safety of a building or structure referenced in this Code shall be those that are listed in the International Fire Code 2024 Edition, and such codes and standards shall be considered part to the requirements of this Code to the prescribed extent of such reference. Where differences occur between the provision of this Code and the referenced standards, the provisions of this Code shall apply. Where there is a conflict between a general requirement and specific requirement within this Code, the specific requirement shall be applicable.

SECTION 1.5 – ABROGATION

This Code is not intended to repeal, abrogate, or impair any existing laws, regulations, easements, covenants, or deed restrictions.

SECTION 1.6 – APPLICABILITY & EXEMPTIONS

- a) This Code is applicable to all Projects for which permits are submitted after the adoption date of this order.
- b) This Code is applicable to Projects that are proposing 'substantial improvements' to existing building facilities in accordance with Section 2.10 of this Code.
- c) The following Projects are exempt from specific provisions of the International Fire Code, 2024 Edition:
 - 1. Projects with an approved Development Agreement adopted on or after January 1, 2020, and before the Effective Date of this Order are exempt from provisions within this Code related to roadway geometry for subdivision streets;
 - 2. Projects with an approved Development Agreement adopted on or after January 1, 2020, and before the Effective Date of this Order are exempt from the fire flow standards in the International Fire Code, 2024 Edition, provided the Development Agreement includes specified fire flow standards;
 - 3. Commercial and multi-family site construction within Projects with an approved Development Agreement adopted on or after January 1, 2020, and before the Effective Date of this Order are exempt from this Code to the extent that the applicable Development Agreement specifies conflicting fire safety or design standards.

SECTION 1.7 – WARNING AND DISCLAIMER OF LIABILITY

The degree of fire protection required by this Code is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. This Code does not imply that any building or the uses permitted within any building will be free from fire hazard. This Code shall not create liability on the part of Caldwell County or any officer, employee, or agent thereof for any damages that result from the reliance on this Code or any administrative decision lawfully made there under. The granting of a permit or issuance of a certificate of compliance does not imply that the building can be insured for fire coverage.

SECTION 1.8 – BASIS FOR REGULATION

The Caldwell County Fire Code shall consist of this Code plus the International Fire Code 2024 Edition, and all of its references, which code and appendices are incorporated herein as if fully set out herein, with the additions, insertions, deletions, and changes prescribed herein.

SECTION 1.9 – INCORPORATION OF DEFINED WORDS AND PHRASES

If a word or phrase is defined in the International Fire Code, 2024 Edition, the definitions in that code apply to that word or phrase when it is used in this Code unless otherwise defined in Part 2 of this Code.

PART 2 – USE OF TERMS

SECTION 2.1 – CERTIFICATE OF COMPLIANCE

A “Certificate of Compliance” means a certificate issued by the Fire Code Official indicating construction or substantial improvement is in compliance with the Caldwell County Fire Code as of a specific date and for a specific occupancy. The certificate may be filed in the Real Property Records as outlined in Section 7.1 of this Code. A Certificate of Compliance under this Fire Code shall not be construed as authorizing the owner or operator of any building to afterward operate or maintain such building in such a way as to create, cause, or allow the existence of a fire or life safety condition, which condition shall be subject to the independent enforcement authority of the County Fire Official.

SECTION 2.2 – CERTIFICATE OF NON-COMPLIANCE

A “Certificate of Non-Compliance” means a certificate issued by the Fire Code Official indicating construction or substantial improvement is not in compliance with the Caldwell County Fire Code as of a specific date. This certificate may be filed with the Real Property Records as outlined in Section 7.1 of this Code.

SECTION 2.3 – CONSTRUCTION

“Construction” means the initial permanent construction of a public building, a commercial establishment, or a multifamily residential dwelling, and all related improvement on a site as specified in Texas Local Government Code § 233.0615 (c) and/or subdivision infrastructure and master improvements to support a subdivision authorized under Texas Local Government Code Chapter 232. A permit is required prior to the start of any such construction. For purposes of this Code, construction begins on the date that ground is broken for a building, or if no ground is broke on the date that:

- a) the first material are added to the original property;
- b) foundation pilings are installed on the original property; or
- c) a manufactured building or relocated structure is placed on a foundation on the original property.

SECTION 2.4 – COUNTY FIRE MARSHAL

“County Fire Marshal” means the statutory office of the County Fire Marshal for Caldwell County, when such appointment has been duly made by the Caldwell County Commissioners Court, or the employee(s) designed by the County Fire Marshal to perform a task required by this code. The

terms “County Fire Marshal”, “Fire Marshal”, and “Caldwell County Fire Marshall” shall be interchangeable.

SECTION 2.5 – FIRE CODE

“Fire Code” means the Caldwell County Fire Code and the codes and standards in the attached document, known as the International Fire Code, 2024 Edition.

SECTION 2.6 – FIRE CODE OFFICIAL

“Fire Code Official” means the Fire Marshal of Caldwell County, or a designee of such individual.

SECTION 2.7 – MULTIFAMILY RESIDENTIAL DWELLING

“Multifamily Residential Dwelling” means a multifamily residential dwelling consisting of four or more units as specified in Texas Local Government Code § 233.062 (a).

SECTION 2.8 – PERSON

“Person” includes any individual or group of individuals, corporation, partnership, association, or any other group of persons. Not included is a State Agency that is authorized to prevent and extinguish forest and grass fires.

SECTION 2.9 – PUBLIC BUILDINGS AND COMMERCIAL ESTABLISHMENTS

“Public Buildings and Commercial Establishments” includes, but is not limited to auditoriums, classrooms, churches, libraries, restaurants, theaters, schools, daycare facilities, nursing homes, hospitals, correctional facilities, hotels, motels, dormitories, department stores, shopping centers, doctor offices, general offices, laundries, warehouses, temporary tents and membrane structures. Not included in this definition is an industrial facility having a fire brigade that conforms to requirements of the Occupational Safety and Health Administration.

SECTION 2.10 – SUBSTANTIAL IMPROVEMENT

A “Substantial Improvement” is:

- a) The repair, restoration, reconstruction, improvement, or remodeling of a public building, a commercial establishment, or a multifamily residential dwelling for which the cost exceeds 50 percent of the building’s value according to the certified tax appraisal roll for the county for the year preceding the year in which the work was begun: or

- b) A change in occupancy classification involving a change in the purpose or level of activity in a building.

For the purposes of determining if an improvement is a Substantial Improvement, the applicant for a permit must submit data reflecting cost of the improvement, restoration, reconstruction, improvement, or remodeling. Costs shall include the value of all labor and materials. A permit is required prior to start of any Substantial Improvement.

For the purposes of this Code, Substantial Improvement begins on the date that the repair, restoration, reconstruction, improvement, remodeling, or the change in occupancy classification begins or on the date materials are first delivered for that purpose. This definition is in accordance with Texas Local Government Code § 233.0615 (a), (b).

The Fire Code Official may require the submittal of an independent certified damage assessment in cases where the structure has suffered damage other than minor damage.

SECTION 2.11 – UNINCORPORATED AREA

“Unincorporated Area” means the area in Caldwell County, Texas, which is not within an incorporated area of a city, town, or village.

PART 3 – GENERAL PROVISIONS

SECTION 3.1 – APPOINTMENT OF THE FIRE CODE OFFICIAL & DESIGNEE

The Caldwell County Commissioner's Court shall appoint a Fire Code Official who establishes the policies and procedures necessary to promulgate the Caldwell County Fire Code. The Fire Code Official may appoint a designee to act as deputy.

The Fire Code Official, or the Fire Code Official's designee, must be a qualified professional with experience with the International Fire Code 2024 Edition, including plan review, inspections, administration, and other duties applicable to the Caldwell County Fire Code.

SECTION 3.2 – ADMINISTRATION BY THE FIRE CODE OFFICIAL

The Fire Code Official or the Fire Code Official's designee is responsible for the administration of this Code, issuance of permits required by this Code, enforcement of this Code and maintenance of proper records.

SECTION 3.3 – RESPONSIBILITY OF THE FIRE CODE OFFICIAL

Under this Code, the Fire Official is responsible for all administrative decisions, determinations, and duties. The Fire Code Official or the Fire Code Official's designee may conduct inspections provided for in this Code.

SECTION 3.4 – RESPONSIBILITY OF OTHER OFFICIALS

The Fire Code Official may seek and secure assistance of other officials of Caldwell County in making decisions and determinations and in performing the administrative duties but is not required to conform to the recommendations of others, provided however, any decision by the Fire Code Official may be appealed by the process in Section 6.1 of this Code.

PART 4 – PERMITS

SECTION 4.1 – PERMITS REQUIRED

No person shall perform or authorize construction or substantial improvement of a Project within the unincorporated areas of Caldwell County without first securing a permit under this Code.

SECTION 4.2 – PERMIT PROCEDURES

The following outlines the process by which application types will be reviewed and approved for compliance with the Caldwell County Fire Code:

- a) A Subdivision Plat filed pursuant to Chapter 232 of the Texas Local Government Code (or a Preliminary Plat or Concept Plan, if one is submitted) will be reviewed for Fire Code compliance in conjunction with the standard review process as outlined in the Caldwell County Development Ordinance. The Fire Code Official or their designee will review the plat or plan for Fire Code compliance; however, a separate fire code permit will not be required.
- b) A Commercial Site Development Permit will be reviewed for Fire Code compliance in conjunction with the standard review process as outlined in the Caldwell County Development Ordinance. The Fire Code Official or their designee will review the Commercial Site Development Permit for Fire Code compliance; however, a separate fire code permit will not be required.
- c) A Multi-Family Residential dwelling as defined in Section 2.7 of this Code, or a Public Building or Commercial Establishment as defined in Section 2.9 of this Code, is required to apply for separate fire code permit(s) as determined by the Fire Code Official. This may include multiple permits such as but not limited to a Commercial Building permit, Sprinkler System permit, Underground Fire Line permit, Aboveground Storage Tank permit, or other permits as may be applicable.

SECTION 4.3 – APPLICATION FOR PERMIT

The application for a permit will be on a form prescribed by the Fire Code Official and must be supported by the following:

- a) One complete set of construction and site plans electronically submitted, drawn to scale for the proposed building or system containing all specifications, including the following:
 - 1. The types of construction materials and class of interior finish;

2. The location of all exits with distances between exits called out; exit width, type, and any special requirement shall be stated; and
 3. The location of any fire alarm equipment, automatic sprinklers, emergency lighting, and any other necessary safety measures required to meet this Code; and
- b) A permit fee in accordance with Section 8.3 and Exhibit A. If unable to determine from the information submitted whether a permit should be issued, the Fire Code Official may require the submission of additional information, drawings, specifications, and/or documents.

SECTION 4.4 – DETERMINATION OF PERMIT ELIGIBILITY

After the application is filed, the Fire Code Official shall determine if the proposed public building, commercial establishment, or multifamily residential dwelling meets the minimum requirements of this Code based on the information provided.

- a) If it is determined that the proposed construction or substantial improvement meets the requirements, then a permit will be issued after the collection of the appropriate fees outlined in Section 8.3 and Exhibit A.
- b) If it is determined that the proposed construction or substantial improvement does not comply with the requirements of this Code, then the application package shall be returned to the applicant with an explanation of why it was not approved.

SECTION 4.5 – ISSUANCE OF PERMITS

Within 30 days after the date the Fire Code Official receives an application and fee in accordance with this Code, the Fire Code Official shall:

- a) issue the permit if the application complies with this Code; or
- b) deny the application if the application does not comply with this Code. If the Fire Code Official receives an application in accordance with Section 4.2 and fee in accordance with Section 8.3 and the Fire Code Official does not issue the permit or deny the application within 30 days after receiving the application and fee, the construction or substantial improvement of the building that is the subject of the application shall be approved for the purposes of this Code.

SECTION 4.6 – TERMS OF PERMITS

Construction or substantial improvement must be started within 180 days of the date the permit is issued, or the permit shall be null and void. Upon written request, three six-month extensions may be obtained from the Fire Code Official.

PART 5 – PERMITTEE

SECTION 5.1 – RESPONSIBILITY OF PERMITTEE

All permit holders must:

- a) post the permit on the jobsite in a place visible from the nearest road or street;
- b) post and maintain the street number on the jobsite in a place visible from the road or street and in a manner meeting the requirements of the standard for permanent numbers set forth in the International Fire Code 2024 Edition; and
- c) allow the Fire Code Official to inspect the work pursuant to a permit. The Fire Code Official may make as many scheduled or unscheduled inspections as deemed necessary to enforce this Code. All holders of a permit issued pursuant to this Code that wish to make a change to the proposed construction or substantial improvement of the public building, commercial establishment, or multifamily residential dwelling or to perform any construction or substantial improvement other than as authorized by the permit must submit supplemental drawings and/or specifications to the Fire Code Official for review. If the change complies with this Code and is approved, a copy of the supplemental drawings and/or specifications shall be added to the permittee's file and the Fire Code Official shall amend the permit.

SECTION 5.2 – INSPECTIONS

- a) The permittee shall ensure their Engineer, Architect, or International Code Council Certified Building Official (ICC-CBO) has made sufficient inspections so that they can complete a "Request for Final Inspection: form as outlined below.
- b) When the construction or substantial improvement is complete and ready for occupancy, a "Request for Final Inspection" form supplied by the Fire Code Official must be completed, signed and sealed by a licensed engineer authorized to practice in the State of Texas, a registered architect authorized to practice in the State of Texas, or an ICC-CBO, indicating that, to the best of his or her knowledge, all the minimum requirements of this Code have been met. Receipt by the Fire Code Official or a completed, signed and sealed request form will serve as a request for final inspection.
- c) Once the Fire Code Official receives a request for final inspection and determines, after a final occupancy inspection is conducted, that the construction or substantial improvement complies with this Code, the Fire Code Official will issue a Certificate of Compliance. Should the Fire Code Official determine that the applicable permits have not been provided and/or the provisions of Section 5.1 of this code were not followed, then enforcement procedures as outlined in Part 7 shall commence. No person shall occupy a public building,

a commercial establishment, or a multifamily residential dwelling that the Fire Code Official determines, after inspection, not to be in compliance with this code unless and until a Certificate of Compliance is subsequently issued for such building, establishment or dwelling.

- d) Should the Fire Code Official have to make additional inspections due to non-compliance with this Code, additional fees may be assessed as outlined in Section 8.3 and Exhibit A.

PART 6 – APPEALS AND HEARING PROCEDURES

SECTION 6.1 – VARIANCES

If any person wishes an exception to any provision of this Code, that person shall request a variance in writing to the Fire Code Official. The Fire Code Official shall review the variance request and make a preliminary determination regarding the variance, after which the Fire Code Official shall collaborate with the County Judge to place the variance on the consent agenda of the next regular meeting of the Caldwell County Commissioners Court. A variance shall not be considered granted until it has received an affirmative vote by a majority of the Commissioners Court members. Variances will be granted only if the following are met:

- a) the applicant has shown good and sufficient cause for a variance;
- b) failure to grant the variance would result in exceptional hardship to the applicant;
- c) granting the variance will not result in an increased risk of fire, additional threats to public safety, extraordinary public expense, or create nuisances, cause fraud or victimization of the public; and

Variances shall only be issued upon a determination that a variance is the minimum necessary, considering the fire hazard, to afford relief. Economic hardship shall not constitute the sole basis for granting a variance.

If the Fire Code Official or the Commissioners Court denies a variance request, the applicant may request that the Fire Code Official engage a third-party expert (e.g. a Fire Marshal or other Fire Code Official from a neighboring jurisdiction) to review the request and provide an opinion, which may be considered by the Board of Appeals, as described below.

If a variance is granted a permit shall be issued and the permittee shall conform to all applicable provisions of this Code except for the Sections for which a variance is granted.

SECTION 6.2 – BOARD OF APPEALS

- a) The Board of Appeals is hereby established in order to hear and decide appeals of orders, decisions or determinations made by the Fire Code Official relative to the application and interpretation of this Code.
- b) Sitting members of the Commissioners Court shall serve as Ex Officio members of the Board of Appeals. The Fire Code Official or the Fire Code Official's designee shall be an ex officio member of said board but shall have no vote on any matter before the board.

- c) An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equivalent method of protection or safety is proposed. The board shall meet as needed to review recommendations of the Fire Marshal about variances and denials of building permits. The board shall have no authority to waive requirements of this Code.
- d) Three members of the board constitute a quorum. In recommending a variance in the application of any provisions of this chapter or the Fire Code or in modifying a recommendation of the Fire Marshal, affirmative votes of at least three members are required.
- e) The County Clerk acts as secretary of the board and shall keep a detailed record of all its proceedings, which shall set forth the reasons for its decisions, the vote of each member, and the absence of a member and any failure of a member to vote.
- f) If the Commissioners Court has not engaged legal counsel to do so, then the Criminal District Attorney's Office shall furnish legal counsel to the board to provide members with general legal advice concerning matters before them for consideration. Members shall be represented by legal counsel at county expense in all matters arising from service with the scope of their duties.
- g) Members with a material or financial interest in a matter before the board shall declare such interest and refrain from participating in discussions, deliberations and voting on such matters.
- h) Every decision of the Board of Appeals shall be promptly filed in writing in the office of the Fire Marshall and shall be open to public inspection. A certified copy shall be sent by mail or otherwise to the appellant, and a copy shall be kept publicly in the office of the Fire Marshal for 2 weeks after filing.

PART 7 – ENFORCEMENT

SECTION 7.1 – ENFORCEMENT

- a) If any person violates any provisions of this Code, the Fire Code Official may notify the Criminal District Attorney and request that the Criminal District Attorney take whatever action is necessary to remedy the violation, including but not limited to filing suit to enjoin the violation and/or seek a civil penalty under Texas Local Government Code § 233.067 of up to \$200 for each day a violation exists.
- b) If a violation continues, Caldwell County may file a Certificate of Non-Compliance in the Real Property Records of Caldwell County, Texas. Once the violation has been resolved any individual may request a Certificate of Compliance be filed in the Real Property Records of Caldwell County, Texas. A fee for this action will be charged in accordance with Section 8.3 and Exhibit B herein. The violator shall bear this and all other costs of effecting compliance.
- c) Should the building be occupied without final occupancy inspection as required under this Code, the County Fire Marshal may file a complaint with the Criminal District Attorney's Office under Texas Local Government Code § 352.016 and § 352.022. The Criminal District Attorney may take any and all action necessary to remedy the violation.

SECTION 7.2 – VIOLATION OF CONDITIONS OF REGULATIONS

Any person having knowledge of a violation of this Code may file a complaint in writing with the Fire Code Official.

PART 8 – FORMS, RECORDS, AND FEES

SECTION 8.1 – FORMS

Forms to be used in the administration of this Code shall be promulgated by the Fire Code Official.

SECTION 8.2 – MAINTENANCE OF RECORDS

The Fire Code Official must maintain all applications for and file copies of permits for a retention period of three years. Drawings and specifications on file with the Fire Code Official may be destroyed after 180 days from the date of completion, although the Fire Code Official may store said information electronically in a secure server or cloud storage location.

SECTION 8.3 – FEES

Fees for permits and inspections are to be set by the Caldwell County Commissioners Court. Fees shall be paid by cashier's check, money order, personal check, or by other means authorized by the Commissioners Court. Should the check be returned for insufficient funds, the permit(s) issued becomes null and void. Fees shall be paid at the time plans are submitted for review unless other arrangements have been made and approved by the County Auditor. The County shall deposit all fees received under this section in a special fund in the county treasury, pursuant to Texas Local Government Code § 233.065(c), and money in that fund shall be used only for the administration and enforcement of the Caldwell County Fire Code. The fee schedule is shown in Exhibit A.

PART 9 – SEVERABILITY AND CONSTRUCTION

SECTION 9.1 – SEVERABILITY AND CONSTRUCTION

The provisions of this Code are severable. If any word, phrase, clause, sentence, section, provision, or part of this Code should be invalid or unconstitutional, it shall not affect the validity of the remaining portions and it is hereby declared to be the intent of the Caldwell County Commissioner's Court that this Code would have been adopted as to the remaining portions, regardless of the invalidity of any part. In the event that any provision of this Code might be interpreted in such a way as exceeding the County's authority, such provision should be construed to apply only to the extent authorized by law.

SECTION 9.2 – HEADINGS

The headings of sections of this Code are for convenience of reference only and shall not affect in any manner any of the terms or conditions herein.

SECTION 9.3 – GENDER

Whenever the context hereof shall so require the singular shall include the plural, the male gender shall include the female gender and the neuter, and vice versa.

EXHIBIT A

FEE SCHEDULE

Caldwell County Fire Marshal's Office

County Fire Marshal

Address: 110 S. Main St.
Lockhart, TX 78644

EXHIBIT A

FEE SCHEDULE (EFFECTIVE AUGUST 13, 2026)

The following fees are hereby established for obtaining permits from the Caldwell County Fire Marshal's Office. Acceptable forms of payment are check or money order (made out to Caldwell County Fire Marshal). Fees will be paid prior to the start of the particular process for which the fee is charged. All fees paid to the Caldwell County Fire Marshal's Office are **non-refundable**. A submittal is not considered complete until all required documentation, including payment, is received.

BUILDING PERMITS AND FEES

It may be difficult to calculate total permit fees. It is best to call the Caldwell County Fire Marshal's Office to obtain the exact permit fee when scheduling an appointment to submit plans. All permit fees paid are **non-refundable**, so accuracy is critical!

The total fee for commercial building permits is made up from **three** separate fees; the plan review fee, the building permit and inspection fee, and the final inspection and Certificate of Compliance fee.

Construction/Building Fee (all occupancy types): up to 5,000 sq. ft. \$480.00

This fee includes the plan review of submitted building plans to ensure compliance with the adopted Fire and Building codes and includes the fee for processing approved building plans, issuance of building permit and a maximum of two construction site visits and/or inspections. (Rough-in inspection and final inspection/Certificate of Compliance) Note: a separate building permit is required for each structure or building to be constructed. New cellular sites are regulated as a new building project. All public utility projects must also apply for permits (reference discount below if applicable).

Construction/Building Fee (all occupancy types): >5,000 sq. ft. \$672.00 + \$0.05 sq. ft

This fee includes the plan review of submitted building plans to ensure compliance with the adopted Fire and Building codes and includes the fee for processing approved building plans, issuance of building permit and a maximum of two construction site visits and/or inspections. (Rough-in inspection and final inspection/Certificate of Compliance) Note: a separate building permit is required for each structure or building to be constructed. New cellular sites are regulated as a new building project. All public utility projects must also apply for permits (reference discount below if applicable).

- a. Discount for taxing entities: **Total Permit Fee (less) 50%*** - *New construction projects for taxing entities will receive a 50% discount. Renovations, alterations, and modifications will be charged regular fees. Discount is not applicable for the review and permitting of any fire protection system. *Payment must come directly from taxing district to be eligible for discount.*

Electrical / Gas Plumbing / HVAC Work Authorizations (Special permit): \$90.00 (per project)

This fee is for the verification and documentation of state licenses of applicants and for the issuance of a County Authorization to Work permit. This applies to individuals holding a TCEQ or TDLR required license.

Caldwell County Fire Marshal's Office

County Fire Marshal

Address: 110 S. Main St.
Lockhart, TX 78644

OTHER BUILDING PERMITS AND FEES

Conditional Certificate of Compliance (CCC or for FFE): \$180.00

If circumstances warrant, the Fire Marshal may grant limited use of a structure or portion of a building under permit, provided the area has been inspected and found to be in compliance with the adopted Fire and Building Codes. A written request (accompanied by a floor plan drawing) must be submitted by the contractor or the owner's representative indicating the area of the building requested to be occupied. All required fire protection systems, as indicated on the original building permit, must be fully operational and tested. This fee must accompany the written request. This CCC is valid for up to 90 days, and a final Certificate of Compliance must be obtained within this 90 day period.

Tents and Membrane Structure Permits: \$240.00

This fee is for plan review, inspection, and Certificate of Compliance of temporary structures (stages, event booths, construction trailers, tents, mobile/modular structures, etc.). This permit is valid for 180 days during a 12-month period. The applicant must specify the time period(s) during application.

(To obtain a permit for longer than 180 days, a Building Permit will be issued.)

(No permit required for tents and membrane structures under 400 sq. ft. as defined in Section 105.6.25 in the adopted fire code.)

(No permit required if the structure is not open to public access.)

Site Preparation and Foundation Permit (Site and Foundation Plan Review): \$360.00

This permit is for "phased" construction projects, or where the construction timeline requires immediate start of construction before a building permit can be obtained. This allows the contractor to begin site clearing and preparation, as well as form, rough-in, and pour foundation prior to the issuance of a building permit. **BECAUSE THIS IS A SPECIAL PERMIT, THE COST OF THIS CONSTRUCTION WILL NOT BE DEDUCTED FROM THE OVERALL BUILDING CONSTRUCTION COSTS.** Permit expires in 180 days if work has not commenced.

Caldwell County Fire Marshal's Office

County Fire Marshal

Address: 110 S. Main St.
Lockhart, TX 78644

FIRE PROTECTION SYSTEM PERMITS AND FEES

- a. Vent/Hood Installation (Special Permit):** **\$180.00**
This fee covers reviewing plans, witnessing the testing, and inspection of kitchen vent hoods and exhaust ducts systems.
- b. Vent-Hood Suppression System permit:** **\$240.00**
This fee covers the reviewing of plans, witnessing the testing, and inspection of commercial/restaurant vent hood fire suppression systems.
- c. Fire Sprinkler System permit:** **\$600.00+**
This fee covers plan review, rough-in inspections, and witnessing the 2-hour hydrostatic testing of the sprinkler/standpipe system.
(Additional \$0.60 per sprinkler head over 100 heads).
- d. Fire Sprinkler Modification permit:** **\$180.00+**
This fee is for the modification or repairs of existing sprinkler systems up to twenty (20) heads, not including the fire alarm control panel. This fee includes the inspection and witnessing of testing.
(Additional \$0.50 per sprinkler head over 20 heads).
- e. Underground Fire Line (UFL) permit:** **\$390.00**
This fee covers plan review, rough-in inspections, and witnessing the 2 hour hydrostatic testing on UFLs for fire sprinkler systems, fire protection standpipes, and fire hydrants installed on both public and private water systems.
- f. Fire Alarm System / Dedicated Function permit:** **\$450.00+**
This fee covers plan review, rough-in inspections, and witnessing the fire alarm acceptance testing.
(Additional \$0.60 per device over 50 devices.).
- g. Fire Alarm Panel Change:** **\$180.00**
This fee applies when a fire alarm panel must be changed out due to malfunction or failure. This fee covers the inspection and witnessing of the acceptance test.
- h. Fire Sprinkler/Fire Alarm Modification permit:** **\$180.00+**
This fee is for the modification or repairs of existing fire alarm or sprinkler systems up to twenty (20) heads, not including the fire alarm control panel. This fee includes the inspection and witnessing of testing. (Addl. \$0.60 per device/head when over 20 devices).

Caldwell County Fire Marshal's Office

County Fire Marshal

Address: 110 S. Main St.
Lockhart, TX 78644

- i. Paint/Spray Booth or Mixing Booth System: \$270.00**
This fee covers plan review, inspections, and witnessing of the acceptance test for commercial paint/spray/mixing booth fire suppression systems.
- j. Smoke Control System permit: \$170.00**
This fee covers plan review and witnessing the testing of smoke control systems to include fire and smoke dampers.
- k. System Retest/Multiple System Test Fee (per system) (addl. inspections): \$180.00**
This fee will be assessed when the failure of a required fire protection system requires a retest to ensure operational compliance with the adopted Fire Code and NFPA requirements. This fee also applies when a fire protection system with a single permit is broken into multiple visual inspections and/or system tests.
- l. Alternative Fire Protection System permits (per system): \$360.00**
This fee covers plan review, inspections, and witnessing the acceptance testing of alternative fire protection and fire suppression systems, including water tank systems, and any other fire protection system(s) not listed previously.
- m. Fire Pumps and/or Standpipe System permits (per system): \$420.00**
This fee covers plan review, inspections, and witnessing the acceptance testing of fire pumps and/or any standpipe system.
- n. Emergency responder radio coverage system permits (per system): \$210.00**
This fee covers plan review, inspections, and witnessing the acceptance testing of emergency responder radio coverage systems and related equipment.
- o. Gates/Barricade permit: \$240.00**
This fee covers the plan review and inspection of the installation or modification of a gate or barricade across a fire apparatus access road.
- p. Permit Renewals (Special Permit): \$90.00**
This fee is for permits that have not expired and are being renewed for an additional 180 day time period. If permit has expired, submittal of original permit fee is required to renew the permit.
- q. Other Construction-related permits required by the adopted Fire Code: \$90.00/hr**
This fee is for the other required permits that are not individually named here as listed in Section 105 of the 2024 IFC and adopted amendments.
- r. Other Operational-related permits required by the adopted Fire Code: \$100.00**
This fee is for the other required permits that are not individually named here as listed in Section 105 of the 2024 IFC and adopted amendments.

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CHANGE OF OCCUPANCY USE AND SUBSTANTIAL IMPROVEMENT FEES

- a. Improvements with Substantial Structural Modifications:** **same as new construction**
This fee covers plan review of the structural modification and/or finish out plans and issuing the permits to modify an existing structure from one occupancy classification to another in order to ensure the new occupancy complies with the adopted Building and Fire Codes. It includes the associated inspections and issuing of a new Certificate of Compliance.
- b. Change of Occupancy Use Inspections:** **\$180.00**
This fee covers the required inspection necessary to ensure compliance with the adopted Fire and Building Codes and includes the issuance of a new Certificate of Compliance for an occupancy area that has changed from one occupancy classification to another.
- c. Change of Owner and/or Business Name (same occupancy classification):** **\$180.00**
This fee applies when the owner name or business name on a Certificate of Compliance is changed from one owner to another or a change in business name occurs. It is for a new Certificate of Compliance and includes an associated inspection.

FLAMMABLE/COMBUSTIBLE LIQUIDS AND FUEL DISPENSING PERMITS

- a. Underground Fuel Tank Installation/Removal (per tank – including LPG):** **\$360.00**
This fee is for inspecting each aboveground fuel tank to ensure continued safety and compliance with the adopted Fire Code requirements.
- b. Flammable/Combustible Liquid Storage Tank Annual Operational Permit:** **\$120.00**
This fee is for inspecting each aboveground fuel tank to ensure continued safety and compliance with the adopted Fire Code requirements.
- c. Motor Fuel Dispensing Facility Inspection/Operational Permit:** **\$120.00 (exp Dec 31)**
This fee is applicable for the registration of all facilities in the jurisdiction where flammable or combustible liquid or gas are dispensed. This fee includes the annual fire/safety inspection.

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OPERATIONAL PERMITS AND INSPECTION FEES

- a. Fire/Life Safety Inspection Fee (not included in permit fee) \$90.00/HR**
This fee will be assessed for all fire and life safety inspections conducted by county fire marshal personnel to ensure a building or occupancy is in compliance with the adopted fire code, state laws and County Commissioner's Court Orders. This fee is applicable for each building inspected.
- b. Reinspection Fees: \$120-\$360**
This fee will be assessed for each reinspection required to bring a previously identified fire hazard related problem into compliance with the adopted fire code, state laws and County Commissioner's Court Orders. All inspection fees shall be paid before the reinspection will be performed. This fee will also be assessed for failure to show up for a scheduled fire inspection without prior notice or if a scheduled fire inspection is not canceled within ½ business day of the scheduled time and date. This fee is applicable for each building inspected.
First re-inspection: **\$120.00** / Second re-inspection: **\$180.00**
Third and subsequent re-inspections: **\$360.00**
- c. State Licensed Facility Fire and Life Safety Inspection: \$90 per building
\$90 per floor**
This fee will be assessed for all fire and life safety inspections conducted by county fire marshal personnel for inspections of state licensed or regulated facilities to ensure a building or occupancy is in compliance with the adopted fire code, state laws and County Commissioner's Court Orders. This fee is applicable for each building inspected.
Foster/Adoption Homes, 501c3's and/or taxing entities: **No Charge**
- d. Mobile Food Vendor Inspection and Registration: \$125.00 (exp Dec 31)**
This fee is applicable to all mobile food service vendor vehicles operating in unincorporated Caldwell County. The fee is for the permitting and inspection of the vehicle to ensure compliance with the adopted fire code.
- e. Mass Gathering and/or Outdoor Music Festival Permit Processing/Inspection:**
\$360.00 This fee is for the processing of a mass gathering and/or outdoor music festival permit application, the required site inspection, and the processing of the associated documents required to obtain Commissioners Court approval to conduct a Mass Gathering and/or Outdoor Music Festival permit as required by State Law. If the permit application is not submitted within the timeline defined by state statute, fees will be tripled if lesser timeline can still be accommodated. This fee is in addition to the filing fee as defined by statute.

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- f. Retail Fireworks Site Operational Explosives Permit and Inspection Fee (per address/site):**
less than 25,000 sq. ft. \$100.00 + \$25 ea. addl. bldg.
25,000 – 99,000 sq. ft. \$200.00 + \$25 ea. addl. bldg.
100,000 sq. ft. or more \$300.00 + \$25 ea. addl. bldg.
(Permits will expire on January 31)

This fee is for the inspection of both indoor and outdoor retail fireworks sites to ensure compliance with the county adopted fire code and state statutes in compliance with Texas Occupations Code 2154.2025. This fee is only charged once per calendar year for each retail fireworks site. If several retail fireworks stands are chained together to form one continuous stand, each stand will count as an additional bldg. No permits will be issued during the month of January.

- g. Pyrotechnic/Flame Effects Authorization:** **\$180.00 (per event)**
The fee is for the review of a proposed pyrotechnics or flame effect display, inspection of the proposed display site, and to verify the Pyrotechnician or Flame Effect Operators' license. This fee is applicable for any public or private fireworks display utilizing any class of regulated fireworks or flame effects devices (including "cold spark" effects). The fee **does not** include the fees for a Fire Watch that may be required by the Fire Marshal.

- h. Explosives Storage Permit (Operational):** **\$300.00 (exp Dec 31)**
An operational permit required for the manufacture, storage, handling, sale or use of any quantity of explosives, explosive materials within the scope of 2024 International Fire Code. This fee is for the operational permit, review of required documents and state/federal licenses or permits.
This fee includes an onsite inspection.

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MISCELLANEOUS FEES

- a. **Project and/or Plan Consultation Fee:** **\$90.00/hr - 1 hr. minimum**
This fee shall be applied to all written requests made to the county fire marshal's office for site assessments which require research of various county records and documents to determine the status of the identified property and for project and plan consultations.
- b. **Copies of Reports / Document Fee:** **\$1.00 per page**
- c. **Code Modification/Variance Request (CMVR) Application Fee:** **\$300.00 (each application)**
- d. **Any Project, Review, or Consultation required under this code and not specifically addressed above:** **\$90/hr – 1 hr. minimum**
- e. **Any Inspection required under this code and not specifically addressed above:** **\$120/hr – 1 hr. minimum**

SERVICE FEES, PENALTY ASSESSMENTS, AND FINES

A. Fire Watch/Crowd Management Fees (3 hour minimum)

Fire Marshal or designee	\$50.00 per hour (rounded up to nearest 15 minutes)
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B. Fire Code Fines

Code	Section	Offense	Fine
Fire	All	Violations of the fire code (per offense/per day)	\$200.00 to \$500.00 + Court Costs

C. Penalty Assessment – Misc. Violations

Offense	Penalty Assessment
The Fire Marshal may impose triple fees if any construction, activity or occupancy requiring a permit exists and no permit has been issued.	3x original permit fee