



City of Benbrook
BUILDING INSPECTIONS

Third-Party Home Backup Power Installation Plan Review and Inspections

If the property is in the floodway or 100-year floodplain, a floodplain permit may be required before a building permit can be issued. Contact Michelle Wilcox at 817-249-6064 for details.

Texas Senate Bill 1202 (Effective September 1, 2025)

This law authorizes third-party plan review and/or inspections for home backup power installations (one- and two-family dwellings only) as defined by Section 247.0025 of the Texas Local Government Code.

Applies to:

- Generators and transfer switches (NEC 702)
- Energy storage systems (ESS) and related equipment (NEC 706)

Does not apply to:

- Electrical service or panelboard repairs, replacements, or upgrades
- Feeders/branch circuits not directly required for operation of the above systems (as determined by the Chief Building Official)
- Fuel gas piping

Permit and Inspection Requirements

- **Electrical:** An electrical permit and passing inspection by the City are required for an electric service release to Oncor. An electric release will not be provided without a passing City inspection.
- **Plumbing (Gas):** A plumbing permit and passing inspection by the City are required for all fuel gas work and for a gas service release to Atmos. A gas release will not be provided without a passing City inspection.
- **Permits must be issued before any work begins.**

Permit and Inspection Requirements

In accordance with the Texas Senate Bill 1202, the following persons are permitted to perform third-party plan review and/or inspections for Alternative Energy Systems:

- A Master Electrician as described by Section 1305.153, Occupations Code, who is licensed under Subchapter D, Chapter 1305 of that code.
- An Electrical Inspector as defined by Section 1305.002, Occupations Code.
- An Engineer licensed under Chapter 1001, Occupations Code.



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Business Registration for Third Party Plan Reviewers and Inspectors for Home Backup Power Installation

All Third-Party Plan Reviewers and Inspectors for Home Backup Power must acquire a Business Registration from the City of Benbrook. To acquire a Business Registration as a Third-Party Plan Reviewer and / or Inspector for Home Backup Power Installation, submit the following:

- Third Party Home Backup Power Installation Plan Reviewer / Inspector Registration <https://www.benbrook-tx.gov/DocumentCenter/View/9974/Contractor-Registration---Third-Party-Home-Backup-Power-Installation>,
- Current Drivers License,
- Proof of liability insurance (\$300,000 minimum policy with the City of Benbrook named as an additional insured)
- Copy of license / certification
- \$100.00 contractor registration fee

Permit Application for a Home Backup Power Installation permit with Third-Party plan review

To apply for a permit with third-party plan review, submit the following (as applicable) to buildinginspections@benbrook-tx.gov:

- All documents must comply with City of Benbrook Plan Preparation and Submittal Requirements <https://benbrook-tx.gov/DocumentCenter/View/8503/Plan-Sbmttl-Rqrmnt-11022021>
- Completed permit application for Third-Party Plan Review/Inspection <https://www.benbrook-tx.gov/DocumentCenter/View/9973/Home-Backup-Power-Installation-Application>,
- Completed permit application from the Electrical Contractor who will be performing the installation <https://benbrook-tx.gov/DocumentCenter/View/6594/MEP-APP> Please note that the electrical contractor who will be performing the work must be have a valid contractors registration with the City. Only personnel authorized to obtain a permit for said electrical contractor may apply for the electrical permit.
- \$75.00 Electrical Permit fee
- Completed and notarized Third-Party Plan Reviewer Declaration of Compliance and Liability <https://www.benbrook-tx.gov/DocumentCenter/View/9971/Third-Party-Inspector-Declaration-of-Compliance-and-Liability>,
- Approved flood plain permit, if applicable



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- A plot plan, drawn to 1 inch = 20 feet scale and dimensioned showing:
 - ✓ Property lines, setbacks, easements
 - ✓ Floodway/100-year floodplain limits
 - ✓ House and accessory building footprints
 - ✓ Driveways/parking (two spaces behind the build line, minimum 9' x 18')
 - ✓ The location of two parking spaces behind the build line. These parking spaces must not be smaller than nine (9) feet in width and eighteen (18) feet in length.
 - ✓ Location of all proposed equipment (all equipment must be listed and labeled)
 - ✓ Location of the existing electric/gas meters and electrical panels
 - ✓ Location of bollards or similar protection required to protect equipment from vehicular impact (the drawings must dimension the distance from the face of the equipment to the proposed impact protection)
 - ✓ Provide details for the construction and installation of all proposed impact protection equipment.
- A floor plan showing:
 - ✓ Structure footprint, walls, doors, and windows
 - ✓ Existing and proposed smoke detectors (must meet current IRC requirements)
 - ✓ Existing and proposed carbon monoxide (CO) detectors (must meet current IRC requirements)
 - ✓ The location and rating of the electric meter, service disconnect, and panelboard(s)
 - ✓ The location of the gas meter, if applicable
 - ✓ Location of bollards or similar protection required to protect equipment from vehicular impact (the drawings must dimension the distance from the face of the equipment to the proposed impact protection)
 - ✓ The locations of all proposed equipment
- An electrical one-line drawing:
 - ✓ Show service conductors, meter, service disconnect, and panelboard(s)
 - ✓ Show and label all proposed equipment
 - ✓ Include raceway and wire sizes
 - ✓ The one-line diagram must be designed by an engineer or a TDLR licensed Master Electrician. If by an Engineer, the drawings must be sealed. If by a Master Electrician, the Master must place his name, signature, masters license number and date of signature on the drawings.
- Equipment documents:
 - ✓ Specification sheets for all equipment.
 - ✓ Nationally Recognized Testing Laboratory (NRTL) Notice of Authorization to Apply NRTL Label (all equipment must be listed/labeled by an OSHA-approved NRTL:
<http://www.osha.gov/nationally-recognized-testing-laboratory-program/current-list-of-ntlts>)
- Load calculations:
 - ✓ Electrical load calculation for the electric service must comply with Article 220 of the National Electrical Code (NEC) as adopted by the State of Texas and include all loads imposed on the electric service, including the load necessary to charge any batteries or other energy storage equipment in the system



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- Additional Application Requirements:
 - ✓ Provide a load calculation for the loads to be served by the Home Backup Power Installation which complies with Article 220 of the National Electrical Code as adopted by the State of Texas. Please note that the Home Backup Power Installation must have sufficient capacity for the supply of all loads it serves in accordance with NEC 702.4.
 - ✓ Indicate the location and type of all load shedding devices which may be incorporated into the design.
 - ✓ If the ESS is not intended to operate as an optional standby system and will shut down during power outages provide a notarized letter from the homeowner which specifically states:
 - “I understand the Home Backup Power Installation will automatically turn off during utility power outages. I also understand that a building permit will be required to configure this Home Backup Power Installation so that it can provide power to my home during a utility power outage. Additionally, I understand that if my Home Backup Power Installation is reconfigured to be energized during electric power outages without meeting all requirements of the City of Benbrook and the National Electrical Code, it could result in severe bodily injury and/or death to utility linemen, first responders, and the like, and I acknowledge that in this event I may be held legally and/or civilly responsible.”
 - ✓ For generators, provide a fuel gas calculation for the entire structure which conforms to the currently adopted International Fuel Gas Code (IFGC) and indicate the fuel gas piping sizes, type and routing for all fuel gas piping.
 - ✓ Provide the BTU/hour for the proposed gas meter.

Permit Closeout for a Home Backup Power Installation permit with Third-Party Inspections

To closeout a permit where third-party inspections are performed, email the completed Third-Party Inspector Declaration of Compliance and Liability <https://www.benbrook-tx.gov/DocumentCenter/View/9971/Third-Party-Inspector-Declaration-of-Compliance-and-Liability> to Buildinginspections@benbrook-tx.gov.

Notarized Letter Requirements

All notarized letters must:

- On the letterhead of the reviewer and/or inspector,
- Dated,
- State the address,
- State the legal description,
- Contain the appropriate statement,
- The signature of the homeowner / reviewer / inspector.
- Printed name of the homeowner /reviewer / inspector,
- Provide the licensing / registering agency of the reviewer / inspector,
- The licensing / registering agency number for the reviewer / inspector,
- Be legally notarized.