

CHECKLIST FOR COMMERCIAL BUILDING PERMIT APPLICATION

All plans must be accompanied by a completed **Permit Application with a person's name legibly printed**, signed and dated by the applicant and a written **Scope of Work** narrative. All commercial projects must indicate the **Construction Type, Occupancy Group, Fire Rated Assembly type(s), the presence of an Automatic Fire Sprinkler system with appropriate NFPA identifier, and Design Occupant Load**.

1. PERMITS: (as applicable)

- Texas Department of Licensing & Regulation **TABS#** (Architectural Barriers No. is required if valuation stated on the application exceeds \$50,000.00)
- Projects meeting the design requirements by a state licensed Architect must be sealed and dated.
- Projects meeting the design requirements by a state licensed Professional Engineer must be sealed and dated.
- Demolition projects exceeding 100sf must have an Asbestos Containing Material report.

2. PLANS AND DOCUMENTS (as applicable)

- Completed application form, with a person's name legibly printed, signed and date on the application.
- Full set of final issued Construction Plans in compliance with applicable sections of the International Building Code, Energy Conservation, Fuel Gas, Mechanical, Plumbing Codes, and National Electrical Code currently adopted and amended in the jurisdiction in which you are applying.
- Construction Cost – total cost of construction only.
- Prior to approval of the building plan, the items listed on the report must be addressed, and revised documents must be submitted for review. Payment of all fees to all agencies is required to obtain plan and permit approval.
- Please provide a complete plan set of updated plans and a comment response letter detailing how each comment was addressed. Provide all documents in digital formats only. Send responses to my attention by email. If plans are multiple sheets, please combine into one (1) digital plan file. Send complete plan sets. Do not divide.

3. STANDARD PLAN FORMAT – All plan sheets shall be drawn to a standard Engineering or Architecture format, scaled and dimensioned as follows:

- Site Plan: Base information including proposed building footprints with elevations of each corner, parking and driveways, utilities, and existing structure, such as detention ponds, etc.
- Each page signed, sealed, and dated by a Texas Licensed Professional Engineer, Registered Professional Land Surveyor, or Architect, as applicable
- Contents of plans submittal:
 - Cover sheet with project location map and all pertinent project data
 - Civil Engineer's site plan

- Civil Engineer's water and wastewater plan and details
- Civil Engineer's grading, and utility plan and details
- Architectural floor plans, elevations, and details
- Structural Engineer's plans, calculations, elevations, and details
- Mechanical, Electrical, and Plumbing Engineer's plans and details
- Energy Code compliance reports (COMcheck) written using one of the following as the Basis of Design for all reports: current adopted International Energy Conservation Code (IECC) or ASHRAE 90.1

4. CIVIL ENGINEER'S SITE PLAN

GENERAL

- Legal description of the property (matching latest recorded plat representation of the land)
- Address
- North arrow indicated on plan
- Bearing and distances for all property lines
- Location of all recorded easement(s) on the property
- Location of the public right-of-way adjacent to the property
- Plan showing dimensions for all existing and proposed sidewalks, driveway approaches, paved areas, retaining walls, streets, curbs and gutters and storm water detention structures with drainage easements, as required
- Complete Site Grading plan(s) with existing 2' contour interval and proposed contours with appurtenant details
- Retaining Wall and/ or Fence details; include complete description of materials, location, and appearance
- Layout and design of the parking areas, including spaces and travel ways for the disabled

Floodplain / Floodway and Report, if required

- Boundaries of any and all FEMA designated flood plains affecting the project
- Indicate FIRM Base Flood Elevation and finished floor elevation (BFE + 2' freeboard) for each structure and utility, if applicable
- Indicate whether structures and utilities will be elevated, or flood proofed, if applicable
- Initial Elevation Certificate based on construction drawings, if applicable

5. ARCHITECTURAL:

- Code matrix/ Means of Egress/ Life Safety Plan
- Floor Plan(s)
- Finish Schedule (floor, base, wall and ceiling for each room and space)
- Wall and floor/roof/ceiling sections and details
- Wall partition type(s), including UL (or other appropriate agency's) design numbers for all fire rated assemblies
- Reflected ceiling plan(s), including ceiling height
- Exterior elevations

6. STRUCTURAL:

- Geotechnical Investigation report as applicable
- Foundation plan(s) and details
- Design Loads: List of Load Combinations (IBC 1605.1)
- Live Loads: (IBC 1607.1) List Design floor Live loads for each use category. State Live Load reductions, if any, and show basis (IBC 1607.9)
- Design Wind Load: (ASCE 7 & IBC 1609.1.1)
 - Show basis of design wind mph for primary frames and systems (IBC 1609)
 - State Importance Factor I (IBC 1609.4)
- Superstructure; (walls, roof, cmu, etc.)
- Wind brace, wall brace, and shear wall plans
- Pre-engineered Metal Building (PEMB) plans
- List of Special Inspections per IBC Ch. 17
- Miscellaneous Site Structures; e.g., detention basins, retaining walls, fences, etc., and location on plans

7. MECHANICAL, ELECTRICAL & PLUMBING:

- Mechanical: Provide sufficient plans, details, and specifications to comply with all applicable sections of IBC and IMC per jurisdiction, including but not limited to Duct Plan, Equipment Schedule, Heating and Cooling Load and Outdoor Ventilation Air calculations
- Electrical: Provide sufficient plans, details, and specifications to comply with all applicable section of the IBC and NEC per jurisdiction including but not limited to Electrical Demand Load and Fault Current calculations, Riser and Feeder Diagram, Panelboard and Lighting Schedules, and Grounding and Bonding details
- Plumbing: Provide sufficient plans, details, and specifications to comply with all applicable section of the IBC, IFGC and IPC per jurisdiction including but not limited to Fixture Schedule (TCEQ flush volume and flow compliant for water conservation), Fixture calculations based on Occupant Load and Occupancy Group(s), Water Heater type, capacity, energy source and recirculating pump(s) as applicable, Water Demand calculations, Water Supply and Drain/ Waste/ Vent Riser diagrams, Gas demand calculations and Riser Diagram, Grease Interceptor sizing calculations, and Roof Drainage calculations for primary and secondary drain sizes as applicable

PLAN CHECKLIST FOR OTHER PROJECT TYPES

ADDITIONS, ALTERATIONS & REMODELS

- Demolition of 100sf or more requires an Asbestos Containing Material Survey or letter from Architect per Texas Dept. of Health Services.
- As applicable: Architectural Existing Floor Plan and Proposed Floor Plan, Elevation drawings and Wall Section details
- TDLR Architectural Barriers Project Registrations 'TABS' number.
- Engineered Foundation Plans and Details where applicable.
- Special Inspections Sheet.
- Framing Plans (Engineered for Groups A, E, and I).

- Code Matrix/ Means of Egress/ Life Safety Plan.
- Finish Schedule.
- Fire Rated construction details where applicable.
- MEP Plans, Schedules, and Details.
- COMcheck reports where applicable.
- Heating and Cooling Load calculations where applicable.

BACKUP GENERATORS

- Site Plan* showing all existing structures and proposed Generator location.
- Engineered Foundation Plan and Details.
- Electrical Plans including ATS, Grounding, Riser Diagram and Panel Schedule.
- Gas Piping Demand Calculations and Gas Plan where applicable.

TEMPORARY SALES OR CONSTRUCTION TRAILERS

- Site Plan* showing all existing structures and proposed Trailer location.
- Anchor/ Tie-down and Pier Plans.
- For Sales Trailers, an approved Parking Plan with Accessible Exterior Route, and Ramp Plans.
- Manufacturer's Floor Plan and Elevation drawings.
- Accessible Toilet Facilities within 500'.

AWNING OR CANOPIES

- Site Plan* showing all existing structures and proposed Awning/ Canopy.
- Historic Commission approval where applicable.
- Plans including Elevation and Details.

CELL TOWER

- Site Plan* showing all existing structures and proposed Cell Tower.
- Engineered Foundation Plan and Details.
- Engineered Electrical Plans including Specs, Grounding, Riser Diagram and Panel Schedule.

FOOD TRUCK

- Site Plan* showing all existing structures and proposed Food Truck.
- Floor Plan scaled and dimensioned.
- Electrical Plans and Energy source (Electric Utility or On-site Generator).
- Gas Plans as applicable.
- Plumbing Plans and Fixture Schedule. Must show source of Water Supply, Valve(s), and Backflow Prevention Assembly.
- Access to local Toilet Facilities Agreement; must be within 500'.
- Hood Plans with Suppression System.
- Solid Fuel barbecue appliance requires manufacturer's installation instructions.
- Grease Interceptor and if there is a Sewer Connection.

Ambulatory Care Facilities/ Dental Clinics (including Sedation Dentistry)/ Dialysis Centers/ Surgery Centers/ Colonic Centers/ Psychiatric Centers

- Site Plan* showing all existing structures and proposed Facility.
- TDLR Architectural Barriers Project Registrations 'TABS' number.
- Engineered Foundation Plans and Details where applicable.

- Special Inspections Sheet.
- Framing Plans and Details.
- Architectural Floor Plans, Elevation drawings and Wall Section details.
- Code Matrix/ Means of Egress/ Life Safety Plan.
- Finish Schedule.
- Fire Rated construction details where applicable.
- MEP and Med-Gas Plans, Schedules, and Details.
- COMcheck reports where applicable.
- Heating and Cooling Load calculations where applicable.

ILLUMINATED SIGN

- Electrical Plans and Details.
- Sign Plans and Elevations.

FREESTANDING POLE OR PYLON SIGN

- Site Plan* showing all existing structures and proposed Signs.
- Engineered Foundation Plan and Details.
- Electrical Plans.
- Sign Plans and Elevations.

MANUFACTURED HOMES – HUD OR TDLR IHB*****

- Site Plan* showing all existing structures and proposed Manufactured Home.
- HUD or TDLR IHB Data Plate paper graphite rubbing or picture.
- Manufactured Home Anchor and Foundation Plans and Details by a state licensed Structural Engineer.
- Identify the Electric Source (Underground or Overhead Electric), location of the Meter Base and Main Disconnect.
- Identify if Natural Gas is used. A Gas Test is required.
- Trenches (Underground Electric, Water, Sewer and/ or Gas) must remain open for inspection.
- Metal frame must be bonded to the electrical system.
- Permanent Address Posted visible from the street. Must comply with Fire and EMS requirement.

MOVING A HOME INTO CITY

- Site Plan* showing all existing structures and proposed Home.
- Verification from Third-party Inspection service that the Home complies with the city adopted IRC and IECC.
- Foundation Plans and Details by a state licensed Structural Engineer.

SOLAR ARRAY

- Site Plan* showing all existing structures and proposed Solar Array.
- Solar Array Plans and Specs, including Grounding system.
- Identify if Grid-tied or Standalone system.
- Modules conform to and are listed under UL 1703.
- Mounting System in compliance with UL 2703.

*Site Plan must be scaled and dimensioned, indicate all setbacks and easements. For Swimming Pools, Electric Utility Power Poles, Underground and Overhead Electrical must be shown on the Site Plan.

**"HUD-CODE manufactured home" means a structure constructed on or after June 15, 1976, according to the rule of the United States Department of Housing and Urban Development, transportable in one or more sections., which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems.(2)The term "HUD-CODE manufactured home" does not include a recreational vehicle as that term is defined by 24 CFR 3282.8(g).

****"Industrialized Housing" means a residential structure that is designed for the use and occupancy of one or more families, that is constructed in one or more modules or constructed using one or more modular components built at a location other than the permanent residential site, and that is designed to be used as a permanent residential structure when the modules or modular components are transported to the permanent residential site and are erected or installed on a permanent foundation system. The term includes the plumbing, heating, air conditioning, and electrical system. (2) The term "industrialized housing" does not include any residential structure that is in excess of three stories or 49 feet in height as measured from the finished grade elevation at the building entrance to the peak of the roof. The term "industrialized housing" does not mean nor apply to: a. Housing constructed of sectional or panelized systems not utilizing modular components; or b. Any ready-built home which is constructed so that the entire living area is contained in a single unit or section at a temporary location for the purpose of selling it and moving it to another location.