



## New Residential Plan Review Submittal Requirements

Address: \_\_\_\_\_ Date Received: \_\_\_\_\_

The City of Quinlan has adopted the 2011 NEC and 2009 IBC, IRC, IECC, IMC, IPC, IFC.

**All Permit Applications must have an original signature and be complete. All information concerning building description and materials must be accurate and completely shown.**

\_\_\_\_\_ **(2) Site Plans to include:**

- \_\_\_\_\_ Complete address with legal description (lot, block, subdivision, and phase)
- \_\_\_\_\_ Property lines and lot dimensions
- \_\_\_\_\_ Proposed structure and all existing buildings
- \_\_\_\_\_ Finished floor and finished pad elevations
- \_\_\_\_\_ All easements, Utility locations
- \_\_\_\_\_ Driveway, sidewalk and fence locations
- \_\_\_\_\_ Lot area, slab area, and coverage percentage
- \_\_\_\_\_ Setbacks –setbacks for front, rear and sides of house must be shown on site plan
- \_\_\_\_\_ Drainage – Show direction of flow of lot drainage to approved drainage collection point

\_\_\_\_\_ **(2) Residential Energy Code Compliance Report (2009 IECC).** All Third Party Rater information and documentation must be submitted if Energy Star Home.

\_\_\_\_\_ **(2) Foundation Plans** - Conventional Rebar Slab Foundation – Regionally Accepted Practices - Foundation Detail (Reference IRC) or Engineered plans for Post Tension Foundation – Engineered Foundation plans and letter. Must state foundation was designed for the soil conditions on that particular lot and the design criteria of the 2009 IRC. If letter is provided, original signature must be on one of the letters submitted. If stated on plans, must have original signature of engineer on plans.

\_\_\_\_\_ **(2) Sets of house plans** to include: floor plan, exterior elevations, framing, roof design, mechanical design, electrical design, plumbing design, construction details, window/door schedule, masonry on wood details. Options reflecting additional buildable space must be identified by the actual square footage area and included in the permit values for total A/C area and/or construction area under roof. Other options shown but red lined will be included within the permit value. Elevation drawings must clearly state that the structure meets the exterior requirements set forth by the City of Gunter. All drawings must be legible and show proper square footage for A/C and total building areas.

\_\_\_\_\_ **Driveway approaches and drainage culverts** - Engineered plans  
(Driveways accessing State Highways require a TXDOT permit)

*Contractor Registration required for General, Electrician, Plumber, Mechanical, Irrigator, Third Party Energy Providers, and Backflow Tester.*