



Residential Permit Submittal Requirements 2018 IRC 2017 NEC

CONSTRUCTION DOCUMENT SUBMITTALS: Three (3) copies of complete set of construction documents are required for plan review. Construction documents must be submitted along with a completed permit application form.

Site plans (plot plans) drawn to a scale of 1" = 20'. Site plans must show lot dimensions, footprint of building and distance from building to property lines, platted building lines, driveways, all easements, and the address and legal description of the lot. One (1) 11x17 may be required.

Floor plans drawn to a scale of 1/4" = 1'. Floor plans must show all dimensions, room names, size and type of windows and doors, cabinets and fixtures, and ceiling heights.

Exterior elevation plans drawn to a scale of 1/4" = 1'. Exterior elevation plans must show exterior materials, windows and doors, roof slopes, chimneys, and overhangs.

Structural plans, where required, drawn to a scale of 1/4" = 1'. Structural plans must show second floor framing, ceiling framing, roof framing, headers, and beams.

Foundation plans (must be sealed by a State of Texas Licensed Engineer **or** Foundation Detail (reference International Residential Code) drawn to a scale of 1/4" = 1'. Foundation plans must show all dimensions, location and spacing of beams, location of post-tensioning cables (if applicable), location and sizes of rebar (if applicable), concrete specifications, slab thickness, beam sizes and details, post-tensions cable details (if applicable), other notes and requirements by the Engineer, and the address and legal description of the lot.

Engineer's foundation design letters. (post tension) Letters must include a statement that the foundation has been designed specifically for soil conditions of listed lot and that design is in accordance with the building code, must be sealed by the State of Texas Licensed Engineer that designed the foundation plans, and must show the address and legal description of the lot.

Masonry on Wood details, if applicable. Masonry on wood details must be sealed by a State of Texas Licensed Engineer or built to the International Residential Code details.

Electrical plans (may be combined with floor plan) drawn to a scale of 1/4" = 1'. Electrical plans must show location of receptacles and other outlets, exhaust fans, smoke detectors, light fixtures, service equipment and panels.

Plumbing plans (may be combined with floor plan) drawn to a scale of 1/4" = 1'. Plumbing plans must show location of fixtures, water heaters, and gas outlets.

Energy Compliance Report to meet the 2018 IECC.

NOTE: A Form Survey sealed by a State of Texas Licensed Surveyor will be required to be on site for the Plumbing Rough Inspection.

See Reverse Side

Premises Isolation Backflow Preventer Requirement List

(This list is not all inclusive and is to be used in conjunction with the requirements of the City's current Building/Plumbing Code for all internal and external Backflow Prevention Requirements)

ALL SYSTEMS UTILIZING A TRADITIONAL HOLDING TANK STYLE WATER HEATER NEED WATER HEATER EXPANSION TANKS TO PREVENT BURSTING WITHIN THE CLOSED SYSTEM OF THE BUILDING/STRUCTURE

Residential with the following uses:

- Potable Water Sprinkler/Irrigation System
 - **Double Check Valve Assembly (DCVA)**
- Septic/Recycled water Sprinkler/Irrigation System
 - **Reduced Pressure Backflow Assembly (RPBA)(RP)(RPZ)**
- Privately Operated Wells on-site
 - **Reduced Pressure Backflow Assembly (RPBA)(RP)(RPZ)**
- Standard kitchen, bathroom, and outside water fixtures on potable water with water heater and no sprinkler systems
 - **Dual Check Valve**
- These and other uses not listed are subject to approval by the Public Works Director (PWD)