



CITY OF ELSA BUILDING APPLICATION

Group _____ Type _____

Property Owner / Dueño de Propiedad _____

Cell Phone _____ Home Phone _____

Describe Proposed Work / Tipo De Trabajo _____

Subdivision _____ Block/Cuadra _____ Lot _____

Site Address _____ Domicilio _____

Improvement Value/ Valor _____

The foregoing is a true and correct description of the improvements proposed by the undersigned applicant. The applicant stated that he/she will have full authority over the construction of the same. The building permit shall not be held to permit or be an approval of the violation of modification of any provisions of the city ordinances, codes, state law. Or be a waiver by the city of such violation. The applicant hereby agrees to comply with all city ordinances, codes, state laws, and assume all responsibility for such compliance.

*** MUST COMPLY WITH THE TEXAS RESIDENTIAL BUILDING ENVELOPE REQUIREMENTS.**

Authorized Agent/Owner _____ Date/Fecha _____

Attention City of Elsa Building Contractors

ALL New Residential Construction blueprint documents shall include the following items for review and approval prior to the issuance of building permits. Construction documents shall be drawn upon suitable material and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed. The documents shall show in detail that it will conform to the 2003 International Residential Code, City ordinances, rules and regulations as determined by the Building Official.

1. Must provide blueprints drawn to scale (11"x 17" in size), digital pdf copy, and submit an approved Texas Residential Building Envelope Requirements (2003 Res-Check Compliance Certificate) and the Texas Residential Building Certificate.
2. Blueprints must include a Site Plan showing the dimensions of lot, setbacks, location and measurements of D-way. Site plan shall also indicate type of Electrical service (underground or overhead service) for home.
3. Blueprints must show Front, Back, left and Right Elevations. Elevations shall also include the top plate heights: top plate heights exceeding ten (10)' ft in height will require the submittal of the Windstorm Design (porches being the only exception).

4. Blueprints shall include detailed plans of:

* **Roof Plan** shall include: roof pitches, type of shingles to be used, ventilation location and size.

* **Fountain Plan**, shall include the following information: Frost line depth, anchor bolt and foundation rebar (type, size, spacing).

* **Floor Plan** shall include Egress requirements. All windows in the bedrooms shall meet minimum egress opening requirements (>3x5). 5 s.f. clear opening at ground floor, minimum 5.7 s.f. at floors above first floor, minimum clear opening height of 24" & 20" net clear width, max sill height 44"

*** If applicable, detailed plans of stairs, balconies, and fireplaces shall be submitted.

NOTE: Garage door sides will require 2'8" sides.

* **Wall Plan and Framing Detail** shall include:

- 1) Exterior wall detail shall include type: brick veneer, block masonry, siding, stucco walls, ect.
- 2) Interior wall detail shall indicate: an approved stud grade/type, stud spacing (16" o.c. & 24" o.c for nonbearing walls), fire blocking when >10' in height.
- 3) Ceiling details shall include a layout of : ceiling joists, rafters, header and girder spans (indicate size and grade #). ALL CONSTRUCTION, FRAMING, JOIST AND RAFTER SIZE AND SPANS SHALL COMPLY WITH TABLES IN THE 2003 INTERNATIONAL RESIDENTIAL CODE.

New Residential Requirements

1. Must submit a blueprint drawn to scale (11"x 17" in size), digital pdf copy and submit the 2003 Energy Report (Res. Check).
 2. Blueprints must show front, back, left, elevations, roof plan, wall plan, floor plan, and include electrical wiring and plumbing details. Blueprints must also include a site plan showing the dimension, setbacks, driveway location, sidewalks, and its measurements.
 3. Two story structure shall require a stair detail and structure which contain a chimney detail.
 4. Swimming pools require a detailed blueprint, which will include a site plan with setbacks and measurements.
 5. Owner shall allow approximately 5 to 10 working days for plan review from the date of submission, provided the plans are complete and legible.
 6. Structure built on flood prone areas shall include a flood elevation certificate from a registered engineer.
 7. Inspector shall be slowed, but not limited to, 5 working days to complete inspection requests.
 8. All building permits for re-roofing, remodels, addition, repairs, etc. will require a visual inspection of the existing building.
 9. Residential building require the following inspection
 - Setbacks
 - Rough Plumbing
 - Framing
 - Hurricane (Windstorm Resistance)
 - Poly Seal
 - Electrical
 - Vents & Pipes
 - Sewer
 - A/C Rough Ins
 - Insulation Infiltration
 - Driveway and Sidewalks
 - Finals
- *Individual contractors must call to request their inspection.
10. The following contractors require licenses and bonds;
 - Electricians
 - Plumbers
 - Mechanical
 - Landscaping Sprinklers
 - Backflow
 11. Must submit copies of insulation and registered home certificates at final inspection.

12. Must complete all insulation and requirements before issuing a Certificate of Occupancy.

13. All contractors and/or homeowners shall obtain a metal container for construction debris after the completion of the foundation inspection or the start of a construction debris, which can spread to surrounding areas, shall be picked up on a daily basis. Failure to comply will result in a citation issued by code enforcement.

New Commercial Permit Requirements

1. Must submit a full set of blueprints drawn to scale, digital pdf copy and the 2003 Energy (Com.Check).
2. Blueprints must show front, back, left, and right elevation.
3. Blueprints must show roof plan, foundation plan, wall plan, and floor plan in detail.
4. Blueprints must include a site plan showing the dimensions, setbacks, and location of entrances, driveways, and sidewalks with measurements.
5. Blueprints must provide in detail a landscaping and parking plan for review.
6. Commercial buildings that value over \$50,000 must submit an ADA Handicap Compliance Report.
7. Commercial buildings that require a fire sprinkler system must provide for submitted plans before issuing a permit for review six copy sets of system layout and calculation.
8. An inspection period of two weeks is required for submitted plans before issuing a permit.
9. The following inspections are required for commercial buildings:
 - Setbacks
 - Rough Plumbing
 - Foundation
 - Framing
 - Electrical
 - Vents & Piping
 - Sewer
 - A/C Rough Ins
 - Insulation
 - Infiltration
 - Fire Inspections
 - Driveways & Sidewalks
 - Landscaping
 - Finals

Residential Building Envelop Requirements

Insulation	R-Values	Window/Doors	U-Factor
Attic/Ceilings	R-19 or R-30	Windows Low E double insulated	0.75 U-factor
Walls	R-11 or R-30	Exterior Door	0.35 U-factor
Wood Flood Piers	R-19 or R-11	Windows SHGC	0.40 SHGC
Block Walls	R-4-R-S	Water Heater	80%
		Heat Pump - If applicable	6.8 HSPE
*Thermasol/foam boards	Air Condition - If applicable		10 seers or 12 seers
With 1 x 2 strips		Furnace - If applicable	78% AFE
		Ducts (1 1/2" thick)	R-5 / R-6

List of Insulation Requirements

1. Energy reports required for new residential commercial building.
2. Insulation inspections are required for new and additions on residential and/or commercial buildings.
3. Areas to be sealed, caulked, and commercial buildings are;
 - The bottom plates on the exterior perimeter
 - All structure corners
 - Around door jambs
 - Around window jambs
 - Electrical wiring openings
 - Plumbing pipe openings
 - The hot water line must be insulated completely
 - Any opening/gaps within walls the perimeter
 - Seal recessed lights
 - For blown or sprayed insulation a certificate must be provided including the initial installed thickness, coverage area and number of bags installed.
 - Insulation depth markers shall be provided for every 300 ft.
 - All labels must be visible and displayed until the insulation has been inspected and approved.
4. Infiltration and seal up inspections are required for residential and commercial homes.
5. A copy of the Certificate of Insulation will be required for final inspections on residential homes.

• **Electrical, Plumbing, and HVAC** detailed plans to include:

1. Electrical Plan details shall include: location of panel and meter box (indicate amperage). Layout of GFCI plugs, outlets, switches, lighting, smoke detectors, etc, ** Smoke detectors shall be located inside and outside all sleeping/guest areas. Smoke detectors hardwired and interconnected with battery backup.
2. Plumbing Plans details shall include the location of plumbing fixtures and water heater.
3. HVAC Plan details shall include the location of Heating and A/C units, duct layout (type and size), and type of appliance to be used (model and seers).

Commercial Permit Requirements

1. Must provide two (2) full sets of building plans, showing the Front, Left, Right, and Rear Elevations, a Roof plan, Floor plan, Foundation Plan and Windstorm Design: **shall be sealed by a professional Engineer.**
2. Rood details, Floor Plan detail (shall include Electrical, Plumbing, and Mechanical Details), Foundation detail, and a Fire Protection detail shall be included with the plans. Other objects such as stairs, pillars/columns, etc. shall be included in the detailed plans.
3. A site plan, which shall include proposed: Parking, landscaping, garbage required. The sire plans shall include all of the measurements of the aforementioned items.
4. A Commercial Energy Report shall be submitted for all proposed buildings, addition(s), amd remodel work to per preformed.
5. An Architectural Barriers Projects registration confirmation page is required with the submittal of plans. **Ask the secretary for certified Architectural Barriers Specialists.**

Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. A set of approved construction documents shall be kept at the site of work and shall be open to inspection by the building official or his/her authorized representative. Additional items that shall be submitted during the building process are the Pest Control certificate and the Backflow Installation testing report(s).

Applications missing detailed information will not be processed.