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Commercial Building application

Property Owner _____

Cell Phone _____ Home Phone _____

Describe Proposed Work _____

Subdivision _____ Block _____ Lot(s) _____

Site Address _____ Property ID _____

Total Value / Valor _____

Contractor _____

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 BUILDING ENVELOPE REQUIREMENTS.**

Authorized Agent / Owner _____ Date _____

City of Elsa Permit Requirements

All new Construction blueprint documents shall include the following items for review and approval prior to the issuance of building permits.

1. Must provide 3 sets of blueprints drawn to scale (11"x 17" in size) and submit approved Texas Building Envelope Requirements (2003 Com-Check Compliance Certificate) and the Texas Building Certificate.
2. Blueprints must include a Site Plan showing the dimensions of lot, setbacks, location and measurements of drive-way and sidewalk. Site plan shall also indicate type of Electrical service (underground or overhead service).
3. Blue prints must provide in detail a landscaping and park plan for review.
4. Commercial buildings that value over \$50,000 must submit an ADA Handicap Compliance Report.
5. Commercial buildings that require sprinkler system must submit copy sets of system layout and calculation plans before issuing a permit for review.
6. 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). **shall be sealed by a professional Engineer.**
7. An inspiration period of two weeks is required for submitted plans before issuing a permit.
8. Blueprints shall include the following detailed plans
9. An Architectural Barriers Projects registration confirmation page is required with the submittal of plans.

* **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 2018 INTERNATIONAL BUILDING CODE.

The following inspections are required for all buildings:

- Setbacks
- Rough Plumbing
 - Foundation
 - Framing
 - Electrical
 - Vents & Piping
 - Sewer
 - A/C Rough Ins
 - Insulation
 - Infiltration
 - Fire Inspections
- Driveways & Sidewalks
 - Landscaping
 - Finals

Building Envelope 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).

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. ****

