



102 S. Diana St, Elsa, TX 78543
Ph:(956)262-2127 Ext #3
Fax (956)262-5002
Email tmedina@cityofelsa.net

RESIDENTIAL BUILDING APPLICATION

Property Owner _____

Cell Phone _____ Home Phone _____

Describe Proposed Work _____

Subdivision _____ Block _____ Lot _____

Site Address _____ Property ID _____

Total Value _____ Square Ft (\$0.35 X SQ FT) _____

Contractor _____ Phone: _____

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 _____

New Residential Requirements

1. Must submit a blueprint drawn to scale (11"x 17" in size)
2. 2003 Energy Report (Res. Check).
3. Blueprints must show front, right, rear, left elevations
4. Blueprints must show roof plan, wall plan, floor plan, electrical wiring plan and plumbing details.
5. Blueprints must also include a site plan showing the dimension, setbacks, driveway location, sidewalks, and its measurements.
6. Windstorm plan must also be submitted.
7. Two story structures shall require a stair detail and structure which contain a chimney detail.
8. Swimming pools require a detailed blueprint, which will include a site plan with setbacks and measurements.
9. Owner shall allow approximately 5 to 10 working days for plan review from the date of submission, provided the plans are complete and legible.
10. Structure built on flood prone areas shall include a flood elevation certificate from a registered engineer.
11. All building permits for re-roofing, remodels, addition, repairs, etc. will require a visual inspection of the existing building.

Residential building requires 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.

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.

Residential 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.****