

ORDINANCE 2019-___ EXHIBIT "A"
RESIDENTIAL CONSTRUCTION APPLICATION REQUIREMENTS

1. Minimum 800 square footage of living area shall be permitted unless subdivision requires differently. Whichever is less.
2. Plan Review Plan Requirements
(Note: Two sets of small legal-size plans that are computerized and include all items listed below.)

(1) Site Plan	(7) Windstorm Plan(Engineer Design)
(2) Electrical Plan	(8) Res-Check (Must comply with International Energy Conservation Code, 2015 Edition)
(3) Floor Plan	
(4) Plumbing Plan	(9) Driveway Design (If foundation exceeds 5,000 sq. ft Engineer design is required)
(5) Roof Plan	
(6) Elevation Plan	
3. Building Permit will be required for any residential construction to include but not limited to Fences, sidewalks, carports, porches, non-living and living area remodel.
4. Electrical Permits shall be issued once Electrician has registered with the City of Penitas, as well as a copy of the required Master Electrician License, Contractor License, liability/insurance/bond and valid form of state or government issued I.D. fees to be determined by Permit Fee Schedule.
5. Mechanical Permits Shall be issued once Contractor has registered with the City of Penitas, as well as a copy of the required Master License, HVAC Contractor License, Liability/Insurance/bond, and valid form of state or government issued I.D. fees to be determined by Permit Fee Schedule.
6. Plumbing Contractors are exempt from Contractor registration, however a copy of Master Plumber license, Contractor License, and valid form of state or government issued I.D. shall be required prior to permit issuance. Fees to be determined by Permit Fee Schedule.
7. All contractors must have a journeyman on site any time work is being conducted for Electrical, Mechanical, and Plumbing
8. All New construction will require a trash bin on location or approved way to disposing construction material.
9. If Workers on site shall be working for more than 4 hours a day then a portable restroom will be required.

ORDINANCE 2019-__ EXHIBIT "B"

COMMERCIAL CONSTRUCTION APPLICATION REQUIREMENTS

Property:

1. The Property must be platted or subdivided in accordance with current zoning ordinance.
2. Property Zoning must comply with proposed Property Use
3. A Copy of the deed of trust will be required.
4. A Curb Cut permit will be required from TXDOT from properties on State road, street, highways.
5. The property must have a run-off water detention plan included.
6. 15% Landscape required on the front of the property(to be included in plans)
7. Sanitary sewer must be available on property.

Construction Plans:

1. Scaled plans must include Site Plan, Electrical Plan, Floor plan, Plumbing Plan, Roof Plan, Elevation plan, Wall section, Windstorm Plan, Fire Alarm Plan(if required), Fire Sprinkler Plan(if required), and HVAC.
2. Engineered plans required for foundations exceeding 5000 sq. ft, also engineer design also required for unsupported roof span of 24 feet or more.
3. Building used for the occupancies of: Assembly, Educational, and institutional must also have structural plans designed by an engineer.
4. Windstorm must be designed by an engineer to ensure that building will withstand minimum wind load capacity of 110 mph.
5. ADA Compliance is required if cost of construction is 50,000 or more, (www.ada.gov)
6. The minimum finish floor elevation is 18 inches or more from the top of the curb or center of the street.
7. Plans must indicate following information:
 - Type of Occupancy
 - Occupant Load as allowed by the Building Code
 - Capacity for Means of Egress
 - Total square footage
8. Com-Check is required (Note: Com-Check must comply with Adopted Energy Code at time of permit application)

Inspection Division:

1. Portable restroom required.
2. Dumpster or fenced area for construction Debris is required.
3. Setback and Floor Elevation Inspection required before concrete is poured.
4. Dumpster enclosure will be required at Final Inspection.
5. Inspections must be called to City Hall at 956-581-3345, 24 hours prior.