

ORDINANCE 2019-05 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.