

MASTER PLAN REQUIREMENTS FOR NEW RESIDENTIAL BUILDINGS CITY OF PLANO BUILDING INSPECTION DEPARTMENT

PROFESSIONAL LICENSE: Residences in excess of 6,000 square feet require all structural drawings and details to be sealed, dated and designed by a State of Texas Registered Engineer. The seal, signature and date must be original on all sets.

NECESSARY DRAWINGS AND DOCUMENTS FOR THE MASTER PLAN: The following is a general outline of drawings and documents necessary for plan review (Building Inspection may request additional information if necessary). One (1) copy of complete set of construction documents is required for Master records.

1. Floor plans.
2. Roof plan.
3. Exterior elevations.
4. Construction details.
5. Electrical plan (may be combined with floor plan).
6. Plumbing plan (may be combined with floor plan).
7. Second floor framing plan (when applicable).

NECESSARY DRAWINGS AND DOCUMENTS FOR SUBSEQUENT BUILDING PERMITS UNDER THE MASTER PLAN: Two (2) copies of completed set of construction documents are required for plan review.

1. Site plan must include all dimensions for building line, property line, etc. Two (2) copies required. (scale: 1"=20'-0").
2. Engineered foundation plan and details with legal descriptions.
3. Engineering letter for foundation design is required. This letter should include legal address, plan number and a statement that the foundation has been designed specifically for soils conditions of listed lot.
4. Energy compliance reports. ([Refer to Residential New Construction Building Permit Requirements](#))
5. Engineered shear wall framing plans.

FEES:

Refer to the fee schedule for applicable fees.

NOTE:

1. Balance of all fees must be paid prior to issuance of building permit.
2. Drawings must be drawn to scale, dimensioned and of sufficient clarity.
3. Contact the Fire Department for fire sprinkler requirements.
4. Fire sprinkler system is required for buildings over 6,000 square feet.
5. Permit holder is responsible for requesting and completing all required inspections.