RESIDENTIAL NEW BUILDING - PERMIT REQUIREMENTS

CITY OF PLANO BUILDING INSPECTION DEPARTMENT

CONSTRUCTION DOCUMENT SUBMITTALS: **Two (2) copies** of complete set of construction documents are required for plan review. Copies will be distributed for tax, contractor, and city use. Construction documents must be submitted along with a completed permit application form.

PROFESSIONAL LICENSE: Residences 6,000 square feet or greater require all structural drawings and details to be sealed, signed, and designed by a State of Texas Registered Engineer (except for pre-engineered systems). **Items 6, 7, 8 & 9 below are also required to be sealed, signed and dated by a State of Texas Registered Engineer.** The seal & signature must be original on all sets.

NECESSARY DRAWINGS AND DOCUMENTS: The following is a general outline of drawings and documents necessary for plan review (Building Inspection may request additional information if necessary).

1. Site plan (Plot Plan scale: 1" = 20' – 0").
2. Floor plans.
3. Roof plan.
4. Exterior elevations.
5. Construction details.
6. Structural plans must include: engineered foundation plan and details, second floor framing plan (when applicable).
7. Engineering letter for foundation design is required. This letter should include a statement that the foundation has been designed specifically for soils conditions of listed lot. The letter must also verify that the concrete encased electrode was installed.
8. Provide an Engineered braced wall design.
9. Masonry supported by wood or steel – designed by engineer.
10. Electrical plan (may be combined with floor plan).
11. Plumbing plan (may be combined with floor plan).
12. EIFS (Exterior Insulation Finish Systems). Plans shall indicate control joints and horizontal expansion joints (if applicable). Provide ICC Evaluation Service Report.
13. Method of compliance: must meet current IECC requirements. Must show compliance through an approved computer software like "Energy Star, IC-3, etc.
14. Floor plans shall be marked to comply with the Energy Conservation requirements.

NOTE: Foundation plan, details and engineer's letter shall include: Address, Subdivision, Lot, Block, and Plan number. The testing lab and the report number along with information of the soils condition (i.e. P.I. and Qu) may be combined with the foundation plans to eliminate the engineer's letter.

FEES: Refer to the fee schedule for applicable fees.

NOTE:

1. 100 % of fees may be paid at time of application. Minimum deposit of 65% of the building permit fee and the $45.00 plan review fee.
2. Enclosed rooms within the attic when constructed with floor joist must be included with the second floor area for applicable fees.
3. Balance of all fees must be paid prior to issuance of building permits.
4. Drawings must be drawn to scale, dimensioned and of sufficient clarity.
5. Contact the Fire Department for fire sprinkler requirements.
6. Fire sprinkler system is required for buildings over 6,000 square feet. The usable area for determining the 6,000 s.f. limit for automatic fire extinguishing system does not include garages. However, attic spaces constructed with floor joist must be calculated as part of the 6,000 s.f.
7. Permit holder is responsible for requesting and completing all required inspections.
8. Refer section 3-301 of City of Plano Zoning Ordinances for exterior wall requirements.
9. Please contact Homeowner's Association for additional requirements from Deed Restriction and Covenants.

Plano City of Excellence

Building Inspections Department ~ 1520 K Ave, Suite 140 Plano, TX 75074 ~ 972-941-7140 fax 972-941-7187
www.buildinginspections.org ~ email address ~ buildingpermits@plano.gov
FM624RY015 REV. 09/28/16

SINGLE FAMILY RESIDENTIAL EROSION CONTROL PLANS

CITY OF PLANO BUILDING INSPECTION DEPARTMENT

NOTICE

THE CITY OF PLANO HAS ADOPTED AN ORDINANCE FOR EROSION CONTROL EFFECTIVE MAY 31, 1998.

AS OF JUNE 1, 1998 ALL SINGLE FAMILY RESIDENT SUBMITTALS REQUIRE AN EROSION CONTROL PLAN BEFORE THE PERMIT APPLICATION CAN BE ISSUED.

For single-family residential buildings the erosion control devices for the control of sediment shall be shown on the plot plan, which is submitted to obtain the individual building permit for a lot.

On most residential building lots in the City of Plano the erosion control devices required will be minimal. A standard lot will require a 20' temporary stone construction entrance/exits; erosion control matting, silt fence or diversion ditches to control off-site sediment; and possibly a small stone overflow or outlet structure where concentrated flow leaves the property. The largest erosion control problem that is foreseen for these lots is the maintenance and upkeep of these devices during the construction period. Upkeep includes making sure that the homebuilder's employees and sub-contractors do not destroy or disturb the devices, thus rendering them useless.

The implementation of these erosion control requirements will mean some minor changes in the way that a contractor conducts his/her operations on a building lot, but the proper use of the BMPs in this manual also will provide benefits. Some benefits of controlling sediment runoff from a lot include:

- Preventing the loss of valuable fill material and/or topsoil.
- Preventing additional man-hours spend cleaning up off-site sediment damage.
- Minimizing damage claims from downstream neighbors.
- Emphasizing, "good neighbor relations" with your client and the neighborhood.
- Not delaying your project with stop work orders and re-permit fees.
- Keeps your company legal, since erosion control is the law!

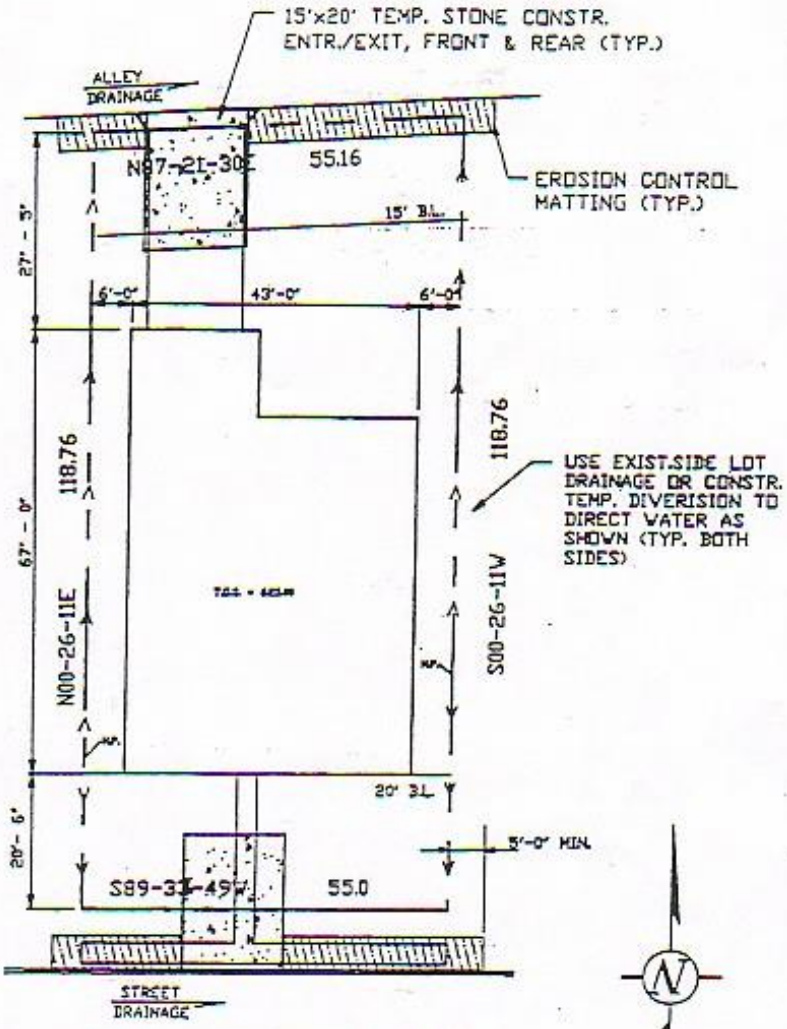
The City of Plano Erosion Control Ordinance also makes the Contractor responsible for erosion control and stabilization of off-site areas disturbed as a result of the home building operation. This includes adjacent lots used for material storage and/or staging during the construction.

To complete a single-family residential erosion control plan for a typical lot in the City of Plano, the following information should be added to an already completed plot plan:

- Show location of the high point for side lot drainage.
- Show the direction of drainage flow in the street (s) and alley (s).
- Show locations of 20' temporary gravel construction exits/entrances.
- Show locations of other erosion control devices or methods necessary to control off-site sedimentation.

The following two pages show examples of various options of erosion control devices for single-family residential plans. It should be noted that different devices can be used depending upon the site orientation and topography

NOTICE: *The plan shows examples of various options of erosion control devices for single family residential plans. Please note that the method for erosion control does not necessarily include all of the shown devices. However, if the selected device(s) do not meet the requirements of the erosion control ordinance, additional devices shall be installed.*



4412 SUBDIVISION LANE

EXAMPLE
EROSION CONTROL
PLAN

Lot Area = 6413 SqFt
Top of Curb = 621.00
Typ. 'A' Drainage

DEVELOPMENT WOODS	
4412 SUBDIVISION DR.	
PLANO, TX.	9/9/99

Plano City of Excellence

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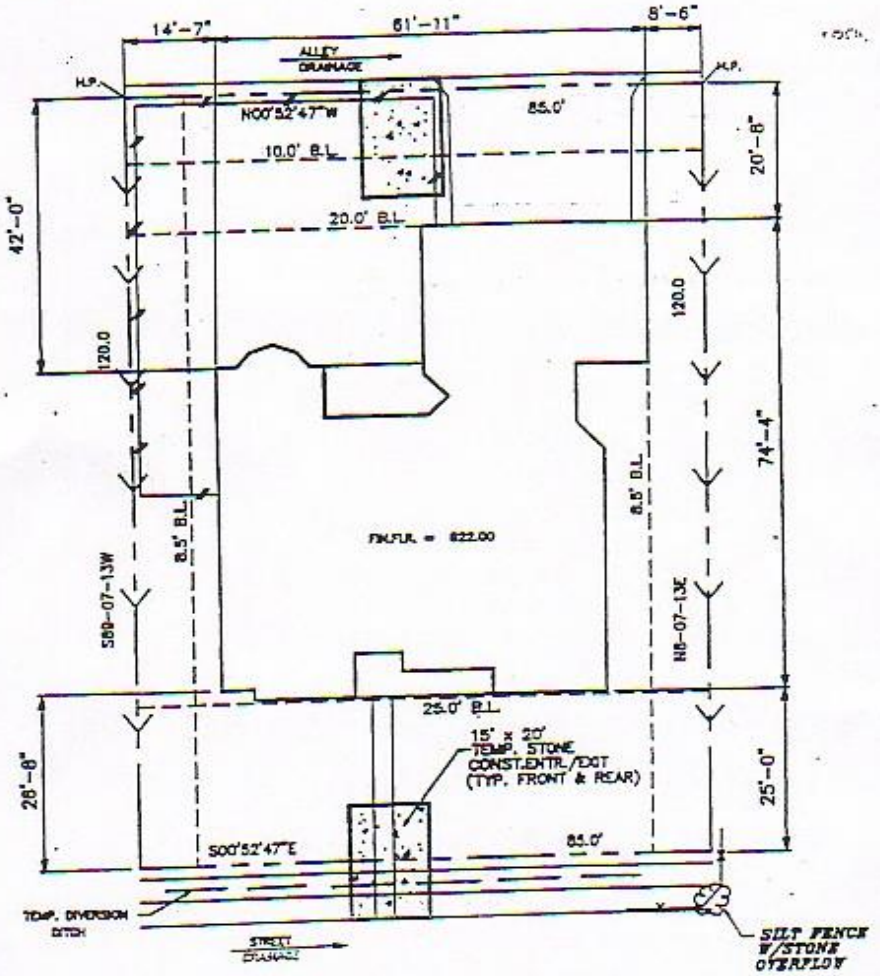

8004 SUBDIVISION DRIVE

N

SCALE: 1"=40'

EXAMPLE EROSION CONTROL PLAN

Lot Area = 10200 Sq.Ft.
Top of Curb = 820.20
Typ. 'A' Drainage

SUBDIVISION	DEVELOPMENT WOODS
ADDRESS	8004 SUBDIVISION DR.
CITY	PLANO, TX.
DATE	9/9/99