

RESIDENTIAL OUTDOOR FIREPLACE - PERMIT REQUIREMENTS

CITY OF PLANO BUILDING INSPECTIONS DEPARTMENT

Drawings Submittal: Two (2) copies of complete set of drawings are required for plan review. Drawings must be submitted along with a completed permit application form.

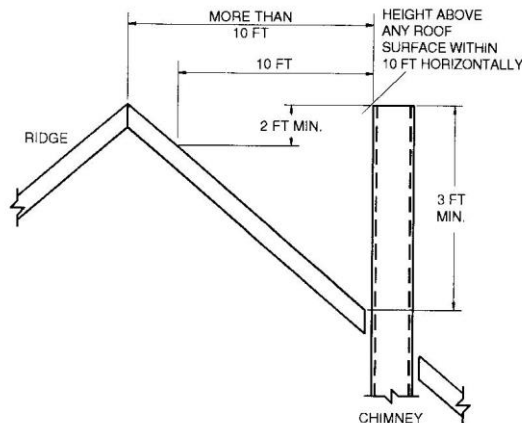
Necessary Drawings: The following is a general outline of drawings necessary for plan review. (Building Inspection may request additional information if necessary)

1. Site Plan (Plot Plan): Must include all dimensions, (scale: 1"= 20'-0) including location of the fireplace in reference to property lines and adjacent structures. All easements, existing and proposed structures shall be shown on the plot plan with all setbacks notated.
2. Foundation Plan stamped by engineer, registered to work in the State of Texas. In lieu of the engineering requirement, the applicant may elect to utilize a standard detail that has been approved by the City of Plano's Engineering Department. Reference diagram attached. Engineering requirements exempt if non-masonry unit. If foundation is existing, a stamped letter by an engineer, registered to work in the State of Texas, stating that foundation will support fireplace structure may be submitted.
3. Elevation plans of fireplace.
4. Manufacturer installation manual/instructions for pre-fabricated appliances.

FEE: Refer to the fee schedule for applicable fees, 100% of fees must be paid at the time of permit application submittal.

NOTE:

1. Outdoor Fireplaces are *considered as an accessory use/building* in accordance with the City of Plano Zoning Ordinance and shall comply with all applicable codes and ordinances.
2. Min. 5' setback from all side and rear property lines that are adjacent to residential property. Fireplaces installed along the rear or side yards that are adjacent to alleyways or permanently open areas may have the setback reduced to 3'.
3. Max. 10' chimney height (from grade) if fireplace is placed at the required setbacks noted above; otherwise, maximum height must comply with main structure zoning requirements. Fireplaces shall not be constructed in the required side yard abutting a street on a corner lot.
4. Fireplace may be attached to the main structure (home); however, it must provide a min. 3' clearance above the roofline and 2' clearance above all structures within 10' of the top of the fireplace chimney and shall comply with all zoning setback requirements of the main structure.

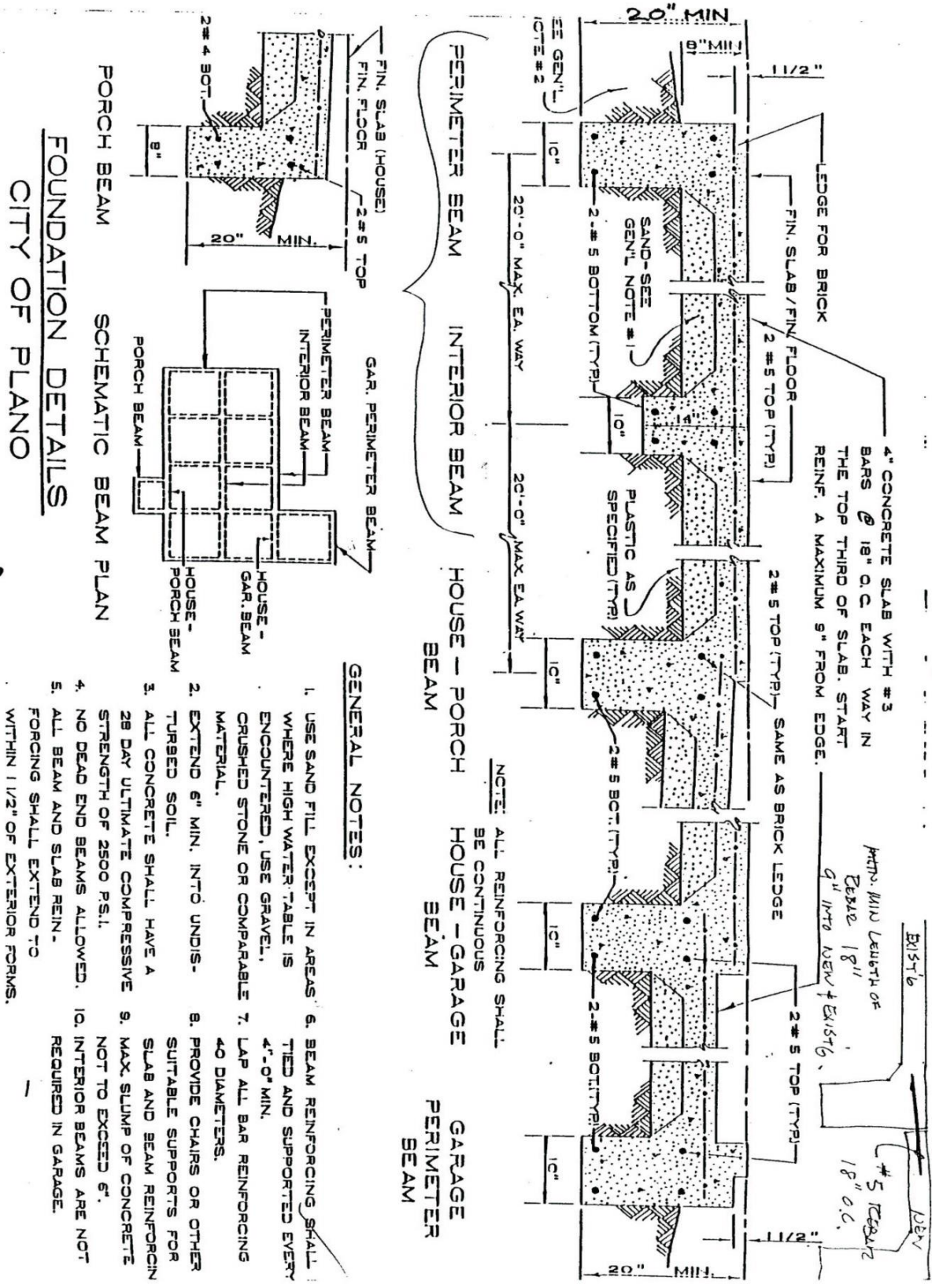


Exception: Fireplaces using B-Vents shall comply with Section 503.6.9.1 of the 2015 IFGC.

5. All combustible material, (i.e. wood arbors, patio covers, etc) shall have a clearance of not less than 2" from the front and side faces of the masonry chimney and not less than 4" from the back face of the fireplace. Combustibles are prohibited within 12" of the front of the firebox opening
6. Spark Arrestor required on all outdoor fireplaces.
7. Chimneys and Fireplaces shall meet the requirements of the adopted International Residential Code (IRC), International Fuel Gas Code (IFGC) and all applicable amendments. Factory-built chimneys shall comply with their listing and manufacturer's installation instructions.
8. Please contact Homeowner's Association for additional requirements from Deed Restrictions, By-laws, or Covenants.

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Standard Detail from the COP Engineering Department
The drawing below may be used in lieu of Engineering Requirement



FOUNDATION DETAILS
CITY OF PLANO

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