



CITY OF UHLAND

15 North Old Spanish Trail
 Uhlend, TX 78640
 (512) 398-7399
city@uhlandtx.us

RESIDENTIAL BUILDING PERMIT

PROJECT ADDRESS: _____

Lot _____ Block _____ Section _____

Subdivision: _____

Zoning: _____

PROJECT DESCRIPTION:

New Single Family _____ Single Family Remodel/Addition _____ Plumbing _____

Mechanical _____ Electrical _____ Accessory Building _____ Lawn Irrigation _____

Swimming Pool _____ Fence _____ Specify Other _____

Description of Work: _____

Area Square feet:

Living _____ Garage _____ Covered Porch _____ Total _____ Number of Stories _____

For new construction: on-site Sewage Facility permit must be obtained prior to approval of this Building Permit

Owner Information:

Name: _____

Address: _____

City State Zip

Phone Number: _____ Cell Phone: _____

Email: _____

CONTRACTOR / BUILDER NAME: _____

ADDRESS: _____

City State Zip

Phone: _____ Cell Phone: _____

Email: _____

MASTER MECHANICAL NAME: _____

License No: _____ TACL _____ Exp. Date: _____

Company Name: _____

Address _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

MASTER ELECTRICAL NAMES: _____

State Contractor License No: _____ Exp. Date: _____

Master License No: _____ Exp. Date: _____

Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

MASTER PLUMBER NAME: _____

License # _____ Exp. Date: _____

Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

ALL LICENSE NUMBERS WILL BE VERIFIED BY APPROPRIATE DEPARTMENTS. A PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. ALL CONSTRUCTION MUST BE COMPLETED WITH ONE (1) YEAR FROM ISSUANCE OF PERMIT. ALL PERMITS REQUIRE FINAL INSPECITON.

I HEREBY CERTIY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUTION.

Schedule ALL inspections with Jimmy McClintock @ (512) 914-6619

SIGNATURE _____ **DATE** _____

PRINTED NAME _____

Office use:

PERMIT # _____ **VALUATION:** _____

FEE _____ **CASH** ____ **CHECK** ____

RECEIVED BY _____ **DATE** _____

BUIDLING OFFICIAL: _____ **DATE** _____

New Residential Plan Review Checklist

Address: _____ Date Received: _____

Permit application with an original signature must be complete and submitted with the following information:

___ **(3) Three site plans to include:**

___ Legal description (lot, block, subdivision)

___ Property lines and lot dimensions

___ Proposed structure and all existing buildings

___ All easements

___ Location of septic system including spray area, if applicable

___ Setbacks, approved setbacks for front, rear, and sides of house must be shown on site plan

___ (3) Residential Energy Code Compliance Report (2003 IECC) or BV Residential Energy Code Compliance form.

___ (3) Foundation plans

1. Conventional Rebar Slab Foundation – Regionally accepted practices

2. Foundation detail (IRC figure R403.2 BV will provide or

3. Engineered plans for post tension foundation – Engineered Foundation plans and letter.

Must state foundation was designed for the soil conditions on that particular lot and the design criteria of the 2003 IRC

___ (3) Sets of house plans to include:

___ Floor Plan ___ Exterior elevations ___ Roof design ___ Mechanical ___ Electrical

___ Plumbing design ___ Construction details ___ Window/door schedule

___ Masonry on wood details

___ Driveway approaches and drainage culverts, Engineered plans

Driveways accessing State highways require a TXDOT permit

___ Contractor Registration required for General, Electrician, Plumbing, Mechanical, Irrigator and Backflow Tester

All new construction requires On-Site Sewage Facility application and permitting document

City of Umland

Residential Permit Submittal Requirements

CONSTRUCTION DOCUMENT SUBMITTAL:

___ Three (3) copies of complete set of construction documents are required for plan review. Construction documents must be submitted along with a completed permit application form

SITE PLAN:

- Drawn to a scale of 1"=20'
- Site plans must show lot dimensions
- Footprint of building and
- Distance from building to property lines
- Platted building lines, driveways, easements
- Address and legal description of the lot

FLOOR PLANS:

- Drawn to a scale of 1/4" = 1'
- Floor plans must show all dimensions
- Room names
- Size and type of windows and doors
- Cabinets and fixtures
- Ceiling heights

EXTERIOR ELEVATION PLANS:

- Drawn to a scale of 1/4" = 1'
- Exterior elevation plans must show exterior materials,
- Window and doors
- Roof slopes
- Chimneys and overhangs

FOUNDATION PLANS:

- Must be sealed by a State of Texas Licensed Engineer or Foundation Detail IRC figure R403.2) drawn to a scale of 1/4"=1'
- Foundation plans must show all dimensions, location and spacing of beams
- Location of post-tensioning cables (if applicable)
- Location and sizes of rebar (if applicable)
- Concrete specifications, slab thickness beam sizes and details
- Post-tensions cable details (if applicable)
- Any and all other notes and requirements by the Engineer
- Address and legal description of the lot

ENGINEER'S FOUNDATION DESIGN LETTER: (post tension)

- Letters must include a statement that the foundation has been designed specifically for soil conditions of listed lot and that design is in accordance with the building code
- Must be sealed by the State of Texas Licensed Engineer that designed the foundation plans
- Must show the address and legal description of the lot

MASONRY ON WOOD DETAILS: (if applicable)

- Masonry on wood details must be sealed by a State of Texas Licensed Engineer
- Built to the International Residential Code details

ELECTRICAL PLANS:

- Drawn to scale of $\frac{1}{4}''=1'$
- Electrical plans must show location of receptacles and other outlets
- Exhaust fans, smoke detectors and light fixtures
- Service equipment and panels

PLUMBING PLANS:

- Drawn to a scale of $\frac{1}{4}''=1'$
- Plumbing plans must show location of fixtures, water heaters and
- Gas outlets

RESCHECK: (Energy Compliance report and checklist) or BV Energy Compliance form

NOTE:

A Form Survey sealed by a State of Texas Licensed Surveyor will be required to be on site for the Plumbing Rough Inspection

CITY OF UHLAND

Residential Accessory Buildings

What is an Accessory Building?

In a residential district, a subordinate building detached and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, tool house, lath or greenhouse as a hobby (no business), home workshop, children's playhouse, storage house or garden shelter, but not involving the conduct of a business or a guesthouse residence.

What are the requirements for an Accessory Structure?

8-902 ACCOSSORY BUILDING AND STURCTURE REGULATIONS- Area regulations for accessory buildings or accessory structures in residential and apartment districts.

FRONT YARD-Attached accessory buildings are deemed a part of the main building and require the same yard space as the main building. Detached accessory buildings or structures must be located in the area defined as the rear yard.

SIDE YARD- a side yard is required for any accessory building or structure located in a residential area of not less than three (3) feet from any side lot line, alley line or easement line, except that adjacent to a side street the side yard shall never be less than ten (10) feet. Where a one-hour fire wall is provided, no side yard need be provided on one side of a lot only for an accessory building located in the rear one-half (1/2) of the lot.

REAR YARD-(A) A rear yard is required for any accessory building or structure of not less than three (3) feet measured from any lot line, alley line or easement line. In residential districts, the main building and all accessory buildings shall not cover more than fifty (50) percent of that portion of the lot lying to the rear of a line erected joining the midpoint of one side lot line with the midpoint of the opposite side lot line. Detached carports, garages or other detached accessory buildings located within the rear portion of the lot as heretofore described may not be located closer than ten (10) feet to the main building nor nearer that three (3) feet to any side lot line, except where a fire wall has been provided which meets the requirements of the building and fire codes of the City, in which case no rear yard for accessory buildings is required. **(B)** Where a garage or carport is designed and constructed to be entered from an alley or side street, such garage or carport must be set back from the side street or alley a minimum distance of fifteen (15) feet to facilitate access without interference to the use of the street or alley by other vehicles or persons.

When is a permit needed?

A permit and plan review is required for all Accessory Buildings. A permit fee is due at submission of application.

Submittal documents:

Fill out a Residential permit application and submit (2) site plans which include the following: (You may use a copy of a survey of your lot)

_____ Location of main building on lot and all other structures on property. Location of proposed accessory structure on lot.

_____ Distance from accessory structure to main building and other structures on property. Distance from accessory structure to side and rear lot lines.

_____ All streets, alleys and easements.

_____ Foundation plans and/or means of support. (All portable buildings must be tied down regardless of size.)

_____ Electrical and plumbing plans, if applicable.

_____ Roof details (if not prefabricated storage building)

_____ Location of septic spray area.