

ACCESSORY BUILDING PERMIT

15 North Old Spanish Trail • Umland, Texas 78640 • (512) 398-7399 • Email city@uhlandtx.us

PROJECT ADDRESS/ 911 ADDRESS: _____

Lot _____ Block _____ Section _____

Subdivision: _____

Zoning: _____

Description of Work: _____

Area Square feet: _____

Living _____ Garage _____ Covered Porch _____ Fence _____

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 LICENSES 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.

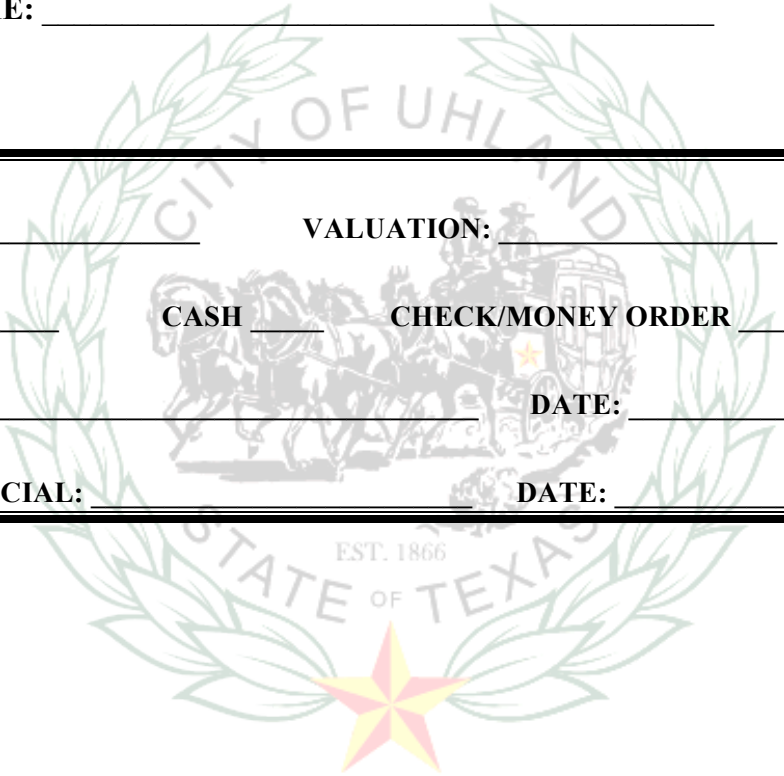
I HEREBY CERTIY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE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

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

SIGNATURE: _____ DATE: _____

PRINTED NAME: _____

Office use:	
PERMIT # _____	VALUATION: _____
FEE _____	CASH _____ CHECK/MONEY ORDER _____
RECEIVED BY: _____	DATE: _____
BUILDING OFFICIAL: _____	DATE: _____



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.

