

REPAIR/REMODEL EXISTING STRUCTURE APPLICATION

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

COMMERCIAL _____ RESIDENTIAL _____

PROJECT ADDRESS: _____

OWNER OF PROPERTY: _____ PHONE: _____

STREET ADDRESS: _____

LOT _____ BLOCK _____ SECTION _____ SUBDIVISION _____

PROJECT DESCRIPTION:

- | | |
|-------------------------------------|---------------------------------------|
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> PLUMBING |
| <input type="checkbox"/> ELECTRICAL | <input type="checkbox"/> REMODEL |
| <input type="checkbox"/> FINISH OUT | <input type="checkbox"/> SIGN |
| <input type="checkbox"/> MECHANICAL | <input type="checkbox"/> OTHER: _____ |
| <input type="checkbox"/> NEW | |

Scope of Work: _____

VALUATION: _____ SQUARE FEET: _____

For new construction: On-Site Sewage Facility permit **must** be obtained prior to approval of this Building Permit.

A CERTIFICATE OF OCCUPANCY MUST BE ISSUED BEFORE ANY BUILDING IS OCCUPIED

CONTRACTOR / BUILDER NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ FAX: _____

DESCRIPTION OF WORK: _____

SUBCONTRACTORS

MECHANICAL

Master Mechanical Name: _____

License Number: _____ Expire Date: _____

Company Name: _____

Address: _____

City State Zip

Phone Number: _____ Email: _____

ELECTRICAL

Master Electrical Name: _____

License Number: _____ Expire Date: _____

Company Name: _____

Address: _____

EST. 1866 City State Zip

Phone Number: _____ Email: _____

PLUMBING

Master Plumber Name: _____

License Number: _____ Expire Date: _____

Company Name: _____

Address: _____

Phone Number: _____ Email: _____

A site plan must accompany application showing the setback lines of existing structure with set back line of new construction.

Three (3) set of construction plans must be filed with the application. Plans should include foundation, electrical, plumbing, and mechanical schematics.

The Permit Fee is subject to number of inspections: Commercial Permit \$ Residential Permit \$

RESIDENTIAL: THREE (3) sets of Building Plans should be submitted for Residential Projects

COMMERCIAL: FOUR (4) sets of Building Plans should be submitted for Commercial Project

Schedule ALL inspections with Jimmy McClintock

@ (512) 914-6619

APPLICANT SIGNATURE: _____ DATE: _____

APPLICANT NAME (PRINTED): _____

OFFICE USE ONLY:	
PERMIT NUMBER: _____	DATE: _____
FEES: _____	CASH _____ CHECK OR MONEY ORDER _____
RECEIVED BY: _____	DATE: _____
BUILDING OFFICIAL: _____	DATE: _____

NEW/REMODEL COMMERCIAL CHECKLIST

Civil Plan information: (not required for interior alterations)

- Include building and tenant location(s) for addressing purposes
- North arrow and date the site plan was prepared
- Size, shape, and dimensions of the platted lot
- Location and width of all easements
- Location of building setback lines
- Location and dimensions of all proposed and existing buildings (if any)
- Exact distance the proposed building will be from the platted lot lines
- Height of all proposed buildings
- Location/dimensions of all existing/proposed off-street parking areas including:
 - Location/dimensions of all existing/proposed driveways including width and curb radius
 - Location/dimensions of off-street parking stalls
 - Width of traffic aisles
 - Location/dimensions of off-street loading areas
- Location of trash receptacles
- Location and width of any landscaped parkway adjacent to the street
- Pavement design report for parking areas
- Names and width of adjacent street rights-of way, and width of street pavement
- Location and circumference of existing trees
- Location of nearest fire hydrants
- Location of existing and proposed exterior lighting, heights of poles, and sizes and number of fixtures
- Location and size of adjacent public water and sewer lines
- Location and size of water and sewer taps, water meter, and on-site utility lines
- Location and elevation of 100 year flood plain, if applicable (see FIRM maps published by FEMA) Surface drainage plan
- General notes to be included in summary table on site plan:
 - Total land area in acres on square feet
 - Total building area in square feet
 - Total square feet of building addition
 - Percentage of land covered by buildings

Drainage Plans, Calculations, and Geotechnical Report

- Primary and secondary systems
- Scuppers per drain
- Gutter and downspout
- Storm water flow direction
- Pond/swale cross-section detail, exfiltration system details
- Storm water management system details

Erosion and Sedimentation Control Plan

- Grading plan with pavement section details (Show existing site grade and proposed site grade)
- Erosion control device details

We strongly recommend that all applicants have their site plans prepared by a Registered Professional Land Surveyor (RPLS); however, if the property is a Zoned Planned Development, the site plan **must** be prepared by a Registered Professional Land Surveyor (RPLS).

Architectural information:

Key plan showing location in building (alterations only)

Floor plan showing existing/demolition and proposed construction (identify use of all rooms Doors and window schedule (include hardware and identify fire rating) Interior finish schedule

Fire resistance rating details, if applicable (walls, floor/ceiling, roof/ceiling, structural)

Stairway/guardrail/handrail details (tread/riser/picket spacing/extensions)

Exterior elevations (New Construction and Additions only)

Structural information: (New Construction and Additions only)

Design criteria (soils data, live and dead loads, wind loads, etc.)

Foundation plan and details

Framing plans (walls, columns, wind bracing, floors, ceilings and roof)

Truss drawings can be submitted any time before framing inspection

Plumbing information: (water, sewer, roof drains, gas)

Floor plan and riser diagram with all fixtures and piping

Fixture schedule and material specifications (including water heaters and interceptors)

Roof drain and over flow size and location

Mechanical information: (heating, ventilation, air conditioning). Floor

plan with all equipment, ducts, dampers, etc.

Roof plan showing all equipment and exhaust outlets and air intakes

Mechanical equipment schedule (sizes, SEER, gas/electrical demand, etc.)

Electrical information:

Type, location, and capacity of all service equipment, panels and meters

Floor plan(s) with all lighting, power, and low voltage outlets, transformers, and other equipment Panel schedule(s), riser diagram, service/feeder conductor/conduit sizing, grounding details, etc.

- **Copy of IECC Compliance Report (COMcheck OR REScheck)
COMcheck & REScheck available for free download at www.energycodes.gov**
- **Copy of Texas Accessibility Standards (TAS) Architectural Plan Review Application (for projects fifty thousand (\$50,000) or more value**

NEW/REMODEL RESIDENTIAL CHECKLIST

What is an Addition

Any construction work done to the main building that results in the addition of square footage to the footprint of the house. Additions could be carports, covered patios, sunroom, bedrooms are any other room enclosed or open that is attached to the main structure.

What is a Remodel

Any interior or exterior construction work to the main structure such as moving walls, replacing windows, any major electrical, plumbing, and/or mechanical work.

PERMIT SUBMITTALS:

Residential Addition	Residential Remodel
Residential Permit Application	Residential Permit Application
(3) Simplified Prescriptive Approval. (2003 IECC Residential Energy Code Compliance Form) if applicable	(3) If installing new windows as part of the remodel, Simplified Prescriptive Approval. (2003 IECC Residential Energy Code Compliance Form)
(3) Sets of floor plans to include all Electrical, Mechanical and Plumbing	(3) Sets of plans in include all Electrical, Mechanical and Plumbing, if applicable.
Contractor Registration – Electrical, Mechanical, Plumbing	N/A
(3) Site plans showing distance from addition to property lines and other structures and showing all easements and existing structures on property. Must include Septic spray area if applicable.	N/A
(3) Foundation and Roofing plans	N/A

What do I need to install a Deck?

Because they are not covered, decks are not considered additions to the footprint of the house nor do they have to meet setback requirements. Any deck 30 inches off the ground requires a permit. Submit a residential permit application and a drawing showing the house and where the deck is to be constructed. Include the materials to be used and a description of how the deck will be anchored to the ground.

Do I need a permit for a Concrete Patio?

Concrete patios do not require a permit if they are not attached to the house foundation, however, if you plan to cover or enclose this area at a later date, a permit for the concrete is a good idea so we will have a record of the structural of the patio.