

## **Construction Documents**

Submittal construction documents shall be submitted in two sets of plans on suitable material and one (1) electronic media document with each completed permit application. The construction documents shall be prepared by a registered design professional where required by law. Where special conditions exist, the building official is authorized to require additional construction documents.

State law required documentation:

- For Construction projects over \$50,000 see [TDLR Requirements](#) (Accessibility Review).
- Commercial remodel/ alteration that includes penetrating any wall, ceiling or floor requires a copy of an asbestos survey see [Asbestos survey requirements](#).

Exception: The building official is authorized to wave the submission of construction documents and other data if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

## **Information on Construction Plans**

Construction plans shall be dimensioned and drawn to scale, on suitable material, shall be of sufficient clarity to indicate location, nature and extent of the work proposed, including floor plan, exterior building elevations, the plumbing, electrical, mechanical, energy and other system requirements for the project and show in detail that it will conform to the provisions of the adopted construction codes and relevant laws, ordinances, rules and regulations; which shall include all portions of the means of egress location, construction, size and character including the path of exit discharge to the public way. In Assembly, Educational, Institutional and Residential (such as hotels and motels) occupancies the construction plans shall designate the number of occupants to be accommodated on every floor, and in all rooms and areas.

## **Site plan submittals**

The construction documents submitted with the application for permit shall be accompanied by a site plan providing legal description and street address and showing to scale, the actual dimensions of the lot to be built upon, the size and location of new construction/additions and all existing structures on the site, distances from lot lines, easements, proposed land use, the proposed private and/or public water, sewer and drainage infrastructure to include the proposed connections to all public infrastructure, proposed and/or existing fire hydrant locations and fire lanes, the proposed connectivity and access to public streets, new and/or existing parking lots, landscaping, the established street grades and the proposed finished

grades and, as applicable, flood hazard areas, flood map information, and design finished floor elevations; and it shall be drawn in accordance with an accurate boundary line survey.

In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot.

The building official is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted.