

City of Kemah, Texas

Residential Building Permit

Submittal Requirements



CONSTRUCTION DOCUMENT SUBMITTALS: **Two (2) copies** of the completed set of construction docs required for plan review. Construction documents must be submitted along with a completed permit application form.

REQUIRED DRAWINGS AND DOCUMENTS

(City may request additional information if necessary)

- ___ Plat (Required for land being subdivided into tract(s) of less than 5 acres)
- ___ Site Plans (plot plans) drawn to scale of 1" = 20'. Site plans must show lot dimensions, footprint of building and distance from building to property lines, platted building lines, driveways, all easements, and the address and legal description of the lot.
- ___ Floor plans drawn to scale of 1/4" = 1'. Floor plans must show all dimensions, room names, size and type of windows and doors, cabinets and fixtures, and ceiling heights.
- ___ Exterior elevation plans drawn to a scale of 1/4" = 1'. Exterior elevation plans must show exterior materials, windows and doors, roof slopes, chimneys, and overhangs
- ___ Structural plans, where required, drawn to a scale of 1/4" = 1'. Structural plans must show second floor framing, ceiling framing, roof framing, headers and beams.
- ___ Foundation plans (must be sealed by a State of Texas Licensed Engineer. 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), other notes and requirements by the Engineer, and the address and legal description of the lot.
- ___ Engineer's foundation design letters. 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, and must show the address and legal description of the lot.
- ___ Masonry on wood details, if applicable. Must be sealed by a State of Texas Licensed Engineer or built to the International Residential Code details.
- ___ Electrical plans (may be combined with floor plan) drawn to scale of 1/4" = 1'. Electrical plans must show location of receptacles and other outlets, exhaust fans, smoke detectors, light fixtures, service equipment and panels.
- ___ Mechanical Plans (including HVAC system)
- ___ Plumbing plans (may be combined with floor plan) drawn to scale of 1/4" = 1'. Plumbing plans must show locations of fixtures water heaters, and gas outlets.
- ___ Letter of Capacity or Concurrence for Water and Sanitary Sewer Service from the Municipal Utility or Water District of record
- ___ Elevation Certificate (For projects within 100 year Flood Hazard Area)
- ___ Certified Energy Compliance Report (U.S. Dept. of Energy, www.energycodes.org)

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