



COMMERCIAL
BUILDING PERMIT APPLICATION

PERMIT NO.: _____

DATE ISSUED: _____

GENERAL CONTRACTOR _____

PHONE NO. _____

ADDRESS _____

(____) ____ - _____ (OFFICE)

CITY, STATE & ZIP _____

(____) ____ - _____ (MOBILE)

EMAIL ADDRESS _____

____ NEW ____ ADDITION ____ REMODEL ____ REPAIR ____ SIGN ____ DEMOLITION (NEED APPROVAL: ____ SWD)

TOTAL BLDG SQ. FT # PARKING SQ FT LOT
SQ FT LIVING SPACE LOT FRONT FLOOR ELEVATION FLOOD ZONE _____

FOUNDATION	EXT WALLS	INTERIOR WALL	ROOF	OTHER CONDITIONS
___ CONCRETE SLAB	___ MASONRY VENEER	___ SHEETROCK	___ ROOF SHINGLES	___ PUBLIC SIDEWALK
___ CONCRETE PIER	___ MASONRY SOLID	___ PANEL	___ COMPOSITION	___ CORNER LOT
___ CONCRETE BLOCK	___ METAL SIDING	___ SEALED	___ METAL	___ CUL-DE-SAC
___ CONCRETE BEAM	___ COMPOSITION	___ TEXTONE	___ CLAY TILE	___ OTHER _____

OWNER: _____

PHONE NO. (____) ____ - _____

ADDRESS: _____

MOBILE NO. (____) ____ - _____

CITY: _____

STATE _____

ZIP _____

LOT(S): _____

BLOCK: _____

SUBDIVISION: _____

SITE ADDRESS: _____

IMPROVEMENT
VALUE \$ _____

COMMENTS: _____

***** GENERAL LIABILITY INSURANCE OR SURETY BOND (\$5,000) IS REQUIRED *****

*****Please complete full packet*****

FOR INTERNAL USE ONLY						
Code Enforcement	Fire Marshal	Planning & Zoning	Forester	Env. Health	Solid Waste Mgmt.	Engineering P.W./U.Dept

ADDRESS: 415 W. UNIVERSITY DR (POBOX 1079), EDINBURG TX, 78540
PHONE: 956/388/8203 FAX: 956/292/2080



Code Enforcement Division

Building Permit Application Requirements

Application for new and additions to apartment complexes, commercial, industrial, institutional and other non-residential buildings, must be accompanied by all or most of the following items. Applications without required items will not be accepted for processing. Please review, place a check mark besides items being submitted and sign the form. A pre-application conference can be scheduled to identify specific requirements for a project.

____ Texas Department of Registration and Licensing Arch. Barriers Project # _____.
Project # required for all public or commercial building project with value over \$ 50,000.00 State Law prohibits the City from accepting applications without project #. Contact TDLC at Tel. # 1-800-803-9202 or at www.license.state.tx.us Must show proof of conditional approval from Registration Accessibility Specialist within 60 days of registration or prior to occupancy of building.

____ Asbestos Survey is required for renovations or demolition projects involving a commercial or public building. Non-residential building and apartment complexes larger than four-plexes are considered public or commercial. State Law Prohibits City from accepting application unless City verifies asbestos survey has been completed by a person licensed, accredited, or trained to perform a survey. Contact TDH at 1-800-572-5548, & at www.tdh.state.tx.us/beh/asbestos

____ All commercial, industrial, institutional, and multi-family developments shall comply with the following codes adopted by the City : 2012 International Building Code, 2012 International Plumbing Code, 2012 International Mechanical Code 2009 International Energy Code, 2008 National Electrical Code, 2012 Wildlife-Urban Interface Code and 2012 International Fire Code

____ Certificate of compliance required on acreage tracts. Certification of compliance process is administered by the Planning Department. (Submittal of Copy is Required)

____ Right-of-way dedication on roadway in accordance with the City's Thoroughfare plan. This requirement is identified as part of the subdivision plat or certification of compliance process.

____ Compliance with City Architectural Standards is required for all new construction, additions, and elevation changes. A copy of the standards is available in the Code Enforcement Division

____ Certificate of Elevation is required on property in an AH & AE flood zones. This process is administered by the Public Works Department.

____ Utilities requires water and wastewater plans showing both existing and proposed improvements. The City requires outdated water and wastewater lines to be replaced with new lines according to its mater plan and if needed, fire hydrants to be installed. These requirements are jointly reviewed and identified by the City Engineer, Utilities, and Fire Marshal's office during the subdivision plat or building permit process.

____ A drainage report prepared by a civil engineer, along with a plan showing existing and proposed improvements, including areas for retention of runoff.

____ Driveway permit from City; and State if road is a designated F.M. Road., State or Federal highway.

Signature: _____

Date: _____

Code Enforcement Division

The Code Enforcement Department would like to inform the general public as well all construction contractors of our plan submittal process.

The following items will need to be turn in when submitting a plan for Commercial Construction, Remodeling and Additions. CODE'S USED

2012 International Building Code 2012 International Plumbing Code 2012 International Mechanical Code
2009 International Energy Code 2008 National Electrical Code 2012 International Fire Code
2012 Wildlife-Urban Interface Code

_____ Completed Application _____ Completed Checklist

Cover sheet code summary to include:

YES / NO / NA

Designer's name and signature on documents. If licensed architect or engineer seal shall be affixed.
Code editions, building height, number of stories, and gross floor area in square feet.
Project description and design assumptions.
Occupancy Classification per IBC Chapter 3.
Minimum Type Construction (IBC Table 503)

One (1) Copy of site plan showing: (dimensioned)
Building footprint and relation to adjacent buildings or structures.
Fire department access
Location of FDC
Location of post indicator valve
Fire hydrants
Property lines, easements, set backs
Sidewalks (Free of any structures Examples; mailboxes, light poles, phone lines)
Dumpster location and details
Parking layouts and number of spaces and accessible parking spaces
Landscaping Layout

Fire Resistant Construction Requirements:

Fire or smoke resistant separations (UL design number required)
Indicate tenant separations with rated systems (UL design number required)
Fire resistant protection for type of construction
Shaft wall system
Protection of openings and penetrations of rated walls (tested systems) UL design # required
Fire blocking and draft-stopping details
Calculated fire resistance ratings

Life Safety and Fire Suppression: (2012 International Building & Fire Code)

Fire sprinkler layout (indicate existing system if any and connections)
Fire alarm system (early warning) If not on contractor's plan at time of permitting
Smoke evacuation system and riser diagram
Stand-pines: per-engineered system and riser diagram
Testing procedures
Occupancy load and egress capacity

Occupancy Load / Egress Requirements:

Occupancy load (gross and net)
Means of egress pathway, travel distance calculated
Exit access, exit and exit discharge
No dead end corridors
Stair construction/ geometry and protection (with handrails/guardrails detail no typical details)
Door and required ratings
Seating plans (for assembly occupancies)
Furniture plan, laboratory layout
Emergency lighting and exit signs
Specific occupancy requirements
Construction requirements

Horizontal exits/ exit passageways

- Structural Requirements:**
 - Soil conditions/analysis (IBC Chapter 18)
 - Termite protection (IBC Chapter 23)
 - Design loads (IBC Chapter 16)
 - Wind requirements
 - Building envelop (IECC 2009)
 - Structural calculations
 - Foundation

- Material Details:**
 - Wood, steel, concrete, masonry ...etc
 - Aluminum structures to include appropriate engineering design
 - Glass/ Glazing(mfg details to indicated compliance with design loads including installation and attachments)
 - Gypsum board and plaster
 - Roof (mfg listed system for wind zone with installation and attachments)
 - Insulation (type and rating)
 - Ceiling assemblies

- Accessibility: (Texas Accessibility Standards) (IBC Chapter 11)**
 - Site plan showing accessible features
 - Accessible rout
 - Vertical accessibility
 - Toilet and bathing facilities
 - Drinking fountains
 - Equipment
 - Special occupancy requirements
 - Signage

- Special Systems:**
 - Elevators and Escalators
 - Lifts

- Electrical System: (2008 National Electrical Code)**
 - Wire and conduit size, services, feeders and branch circuits, over-current protection
 - Grounding, wiring methods and materials, GCFI, Arc fault
 - Equipment etc ... motors, controllers
 - Special occupancies
 - Emergency systems
 - Communication systems
 - Low voltage
 - Load calculations
 - Riser diagram
 - Panel schedules
 - Panel location
 - Lighting plan
 - Power plan
 - Fire alarm system

- Plumbing System: (2012 International Plumbing Code)**
 - Minimum plumbing facilities with calculations
 - Fixtures
 - Water supply piping
 - Sanitation drainage and venting
 - Roof drainage
 - Water heater
 - Protection of potable water supply (backflow preventor)
 - Location and connection of water supply
 - Grease traps (if applicable)
 - Plumbing riser diagram

Mechanical Systems: (2012 International Mechanical Code)

- Energy Analysis 2009 IECC
- Equipment energy analysis
- Make-up air
- Duct system
- Fire dampers
- Exhaust systems
- Appliances
- Ventilation
- Boilers
- Refrigeration
- Bathroom Ventilation
- Laboratory exhaust systems
- Chimneys, fireplaces and vents
- Roof mounted equipment and anchoring

Gas Systems:

- Gas piping layout with valve location
- Venting
- Combustion air
- Chimneys and vents
- Appliances
- Type of Gas Systems
- LP tank location
- Riser diagram

Demolition:

- Asbestos Survey (Texas Asbestos Health Protection Act)
- Scope of work and site plan
- Separate demolition permit required

PERMIT FEE \$ _____

PARKLAND FEE \$ _____ PARKLAND DED. ACCT # 76-2200-040 _____

TOTAL PERMIT FEE \$ _____

AGENT/OWNER(PLEASE PRINT) _____ **DATE** _____

REVIEWER/INSPECTOR _____ DATE _____

I hereby certify that I have read and examined this document 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 herein or not. 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.

BUILDING DISTANCE FROM PROPERTY LINES			
FRONT	SIDE	REAR	SIDE

RECEIVED: Date: _____ Time: _____ Initials: _____



ARCHITECTURAL DESIGN REVIEW

**Evaluation Form
Original Townsite Architectural District**

Project Name: _____
 Building Name: _____ Location/Address: _____
 Owner: _____ Contact Person: _____ Tel# _____
 Project Description: _____

Classify Construction Type / Zoning District / Points Required

	<input type="checkbox"/> New Construction	<input type="checkbox"/> Major Addition	<input type="checkbox"/> Minor Addition	<input type="checkbox"/> Major Elevation Change	<input type="checkbox"/> Minor Elevation Change
<input type="checkbox"/> Commercial Zones	225	225 ¹	225 ²	225 ¹	0 ³
<input type="checkbox"/> Residential Zones	190	190 ¹	---- ³	---- ³	0 ³
<input type="checkbox"/> Industrial Zones	160	160 ¹	160 ²	160 ¹	0 ³

Points shall be calculated on the entire property, both existing and publicly visible improvements.
² Points shall be calculated on proposed publicly visible construction only.
³ No specific number of total points is given however; proposed work shall not result in a lesser point total than existed prior to improvements.

Fee: _____ Reviewer: _____ Results: _____ Date: _____

ORIGINAL TOWNSITE	DESIGN STANDARDS	PROJECT NAME:
WALLS		POINTS POSSIBLE
Predominant Exterior Surface Material		POINTS RECEIVED
A. Brick or Stucco		30 pts
B. Limestone, Integrally colored unit masonry (ICUM) or Glass block		25 pts
C. Concrete, Glass curtain wall, Wood siding, Wood simulated materials or non-ICUM		20 pts
D. Mirrored glass curtain wall or metal		-10 pts
Color of Predominant Exterior Surface Material		POINTS RECEIVED
A. White, off whites		30 pts
B. Earthtones, creams or pastels of earthtone hues including but not necessarily limited to rose, peach & terra cotta colors		20 pts
C. Pastel colors of non-earthtone hues, yellows, greens and grayish greens		15 pts
D. High-intensity colors, metallic colors, red or black		-10pts

ORIGINAL TOWNSITE	DESIGN STANDARDS	PROJECT NAME:
WALLS CONT.		POINTS RECEIVED
<p>Exterior Surface Material</p> <p>A. Wall surfaces appear monolithic with at least 75% of the total wall area, one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window/door awnings, applied trim and accent materials, colors and decorative bands (with the exception of stucco, masonry or concrete control joints) are used in such a way that they do not give a panelized or prefabricated appearance or produce checkerboard patterns. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least 6 ft shall be exempt from area calculations.</p> <p>B. Wall surfaces do not meet the criteria set forth in subsection (a) above.</p>	<p>POINTS POSSIBLE</p> <p>10pts -10pts</p>	
ROOFS		
<p>Roof Form</p> <p>A. Flat roofs entirely hidden from public view parapets.</p> <p>B. Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from spring line to peak, that does not exceed the average height of the supporting walls. The permitted roof slopes to be equal to or to be greater than 5 ft. rise to 12 ft. but less than or equal to 12 ft. rise to 12 ft.</p> <p>C. Uniformly sloping roofs or any combinations of flat and uniformly sloping roofs, having a height, from spring line to peak, that does not exceed the average height of the supporting walls and having a slope with less than 5ft. of vertical rise for every 12 ft. of horizontal run.</p> <p>D. Any type of sloping roof having a height, from spring line to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs.</p>	<p>20pts</p> <p>15pts</p> <p>10pts</p> <p>-10pts</p>	
<p>Predominant Roof Material</p> <p>A. All surfaces concealed from public view or barrel tile of concrete or clay</p> <p>B. Flat tiles of concrete, clay or slate; or copper metal</p> <p>C. Wood, textured composition shingles or standing seam metal</p> <p>D. Plastic, fiberglass, or other metal; non-textured composition shingles; or glass</p>	<p>20pts 15pts 10pts -10pts</p>	
<p>Predominant Roof Color</p> <p>A. All surfaces concealed from view, or browns, earthtones including copper metal</p> <p>B. Low-intensity colors</p> <p>C. White</p> <p>D. Bright, high-intensity colors (red, yellow, blue & silver)</p>	<p>15pts 10pts 0pts -15pts</p>	
ORIGINAL TOWNSITE	DESIGN STANDARDS	PROJECT NAME:
BUILDING FORM		POINTS RECEIVED
	POINTS POSSIBLE	

<p>Massing</p> <p>A. One-story buildings with over 10,000 sf. of gross floor area and multi-story buildings with over 20,000 sf. of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least 6 feet and extending at least 15 feet.</p> <p>B. One-story buildings with less than or equal to 10,000 sf. of gross floor area and multi-story buildings with less than or equal to 20,000 sf. of gross floor area which are designed with either offsetting wall planes or upper story step backs of at least four horizontal feet or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet on at least one publicly visible façade.</p> <p>C. Buildings not utilizing the massing techniques described in sub-sections above</p>	<p>20pts</p> <p>20pts</p> <p>0pts</p>	
<p>Architectural Features (Design points are allotted for the use of <u>each</u> feature)</p> <p>A. Use of arches for doorways, windows or portals with a spring point of at least 6 ft. above the ground.</p> <p>B. Decorative tile trim or tile accents around roof perimeter, windows, doorways, entries or signs.</p> <p>C. Decorative wrought iron, wrought iron used as gates, fencing, windows, signage, railings or columns.</p> <p>D. Architectural decorative accents. Use of architectural decorative accents in complimentary materials including portal windows, stained glass, carved stone, plaster or stucco.</p> <p>E. Decorative use of brick, stucco or stone accents around walls, columns, roof lines, doors or windows.</p>	<p>5pts</p> <p>5pts</p> <p>5pts</p> <p>5pts</p> <p>5pts</p>	
DOOR AND WINDOWS		
<p>Treatment</p> <p>A. More than 50% of doors, windows and glazed surfaces, which are not located under portals or canopies having a horizontal depth of at least 6 ft. having one of the following: frames recessed a minimum of 4 inches; are cased with trim; have divided lites; have exposed or other wise articulated lintels.</p> <p>B. More than 50% of doors, windows and glazed surfaces do <u>not</u> meet the requirements set forth in subsection above.</p>	<p>20pts</p> <p>0pts</p>	
<p>Glazing</p> <p>A. All glazing is clear or tinted neutral gray</p> <p>B. Any use of colored glazing</p> <p>C. Any use of mirrored glazing</p>	<p>20pts</p> <p>0pts</p> <p>-10pts</p>	
<p>Door Material</p> <p>A. Solid wood doors, wood french doors, or decorative bronze doors</p> <p>B. Paneled metal doors</p> <p>C. Glass doors</p>	<p>10pts</p> <p>5pts</p> <p>0pts</p>	
ORIGINAL TOWNSITE DESIGN STANDARDS PROJECT NAME :		
LIGHTING	POINTS POSSIBLE	POINTS RECEIVED

<p>Shielding (excluding recessed fixtures)</p> <p>A. Building mounted artificial lighting sources (i.e. bulbs, lamps and elements) are shielded from public view, except for low intensity decorative lighting not exceeding 45 watts per lamp or bulb.</p> <p>B. Building mounted artificial lighting sources exceeding 45 watts per lamp or bulb are <u>not</u> shielded from public view.</p>	<p>10pts</p> <p>0pts</p>	
<p>Exterior Lighting Fixtures (excluding recessed fixtures)</p> <p>A. Use of antique, pierced, ceramic, pierced metal or other decorative fixture or (submit sample or specs for approval).</p> <p>B. Use of fixtures not meeting above criteria.</p>	<p>10pts</p> <p>-10pts</p>	
<p>MISCELLANEOUS</p>		
<p>Screening</p> <p>A. All mechanical, communications and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage or by other means.</p> <p>B. All building mounted equipment set forth in subsection above is either screened and/or painted to match visually adjacent surfaces.</p> <p>C. All building mounted equipment set forth in first paragraph above is not screened and/or painted to match visually adjacent surfaces</p>	<p>10pts</p> <p>5pts</p> <p>-10pts</p>	
<p>Public Areas</p> <p>A. Project contains courtyards, fountains, public art or landscaping visible to public.</p> <p>B. Project does not contain courtyards, fountains, public art or landscaping visible to public.</p>	<p>20pts</p> <p>-20pts</p>	
<p>Signage</p> <p>A. Signage meets recommended guidelines</p> <p>B. Signage does not meet recommended guidelines</p>	<p>20pts</p> <p>-20pts</p>	
<p>Fencing Materials</p> <p>A. Stucco, brick, limestone, wrought iron or ICUM.</p> <p>B. Wood or Concrete</p> <p>C. Non-ICUM, metal, chain link, painted concrete or block</p>	<p>10pts</p> <p>5pts</p> <p>0pts</p>	
<p>Fence Color</p> <p>A. Earthtones; or black or dark green wrought iron</p> <p>B. Pastel, white or low-intensity colors</p> <p>C. High intensity or bright colors</p>	<p>10pts</p> <p>5pts</p> <p>0pts</p>	
<p>Native Landscape</p> <p>A. 50% of plant material except grass is from approved Native Plant List</p> <p>B. Less than 50% of plant materials is from approved Native Plant List</p>	<p>10pts</p> <p>0pts</p>	
<p>Exterior Walk Surface Material</p> <p>A. Brick, pavers, tile or stone</p> <p>B. Stamped concrete or aggregate</p> <p>C. Concrete</p> <p>D. Asphalt</p>	<p>10pts</p> <p>5pts</p> <p>0pts</p> <p>-10pts</p>	
<p>TOTAL POINTS</p>	<p>330 PTS</p> <p>Maximum</p>	
<p>Comments:</p> <hr/>		

Signature: _____ **Print Name:** _____ **Date:** _____