

Residential Guidelines

Need to check water and sanitary sewer for availability to property.

1. ___ House plans must show floor plans, and elevation with window sizes, and door sizes. Plans size 18 inches by 24 inches. We are not recommending anyone (Jimmy Ned Wallace 817-645-4924) (Charming Home Design In 817- 648-0123) (Brian Forrester 817-919-0555)
2. ___ Plot Plan or Site Plan on (18x 24 inches) paper showing house location on property.
3. ___ Foundation Plans can be Post Tension with Engineer stamped, Engineer rebar slab and a foundation drawing on (18x 24 inches) paper.
4. ___ Must provide Energy compliance software such as RemRate, Energy Gauge and International Code Calculator (ic3) to the code official.
5. ___ Manual “J” from HVAC contractor showing the heat loss, heat gain calculation, A/C tonnage, seer rating, furnace type and placement of the unit (attic or conditional space.
6. ___ Termite Affidavit before framing
7. ___ A minimum of 1000 square feet of living space for SF-4 zone.
8. ___ Check floodplain, permit, and certificate are required in floodplain. (Engineering Dept.)
9. ___ Need inspections before Sod or Landscaping and check grading and swales between houses. (See item #17 Guidelines for Builders)
10. ___ Master Electrician, Master Plumber, and Mechanical Contractor must apply for permits.
11. ___ Must provide solar heat gain and u-factor for windows.
12. ___ Testing may only be performed by individuals that are certified Hers Raters or Rating Field Inspector by Resnet or Performance verification Technicians, or other certifications as may be approved by the building Official . The certified individuals must be an independent third-party entity, and may not be employed; or have any financial interest in the company that constructs the structure.
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