

PLAN REQUIREMENTS
COMMERCIAL & INDUSTRIAL BUILDERS

Website: www.cleburne.net

I. BEFORE ANY RESIDENTIAL OR COMMERCIAL BUILDING THE FOLLOWING MUST BE CONSIDERED:

1. Contact permit department determine if a permit is required and current codes.

CURRENT CODE ADOPTED BY CITY:

- 2003 International Building Code w/amendments
- 2003 International Mechanical Code w/amendments adopted 5/11/04
- 2003 International Plumbing Code w/amendments – adopted 5/11/04
- 2011 National Electrical Code w/amendments adopted 10/25/11
- 2003 International Fuel Code w/amendments- adopted 5/11/04
- 2003 International Fire Code
- 2000 101 NFPA
- 2003 International Residential Code for ONE and TWO Family Dwelling Code w/amendments – adopted 5/11/04
- 2009 International Energy Conservation Code w/amendments adopted 10/25/11

2. Land Use Requirements:

- a. Current zoning (See chapter 155 zoning ordinance)
- b. Correct zoning for proposed use.

3. Platting information and requirements. (See chapter 154 subdivision regulations.)

- a. Checklist
- b. Procedures

II. SEE THE CITY ENGINEER TO DETERMINE IF WATER & SEWER AVAILABLE, IF NOT SEE WATER DISTRIBUTION TO BEGIN PROCESS.

III. BUILDING PERMITS & INSPECTION PROCESS.

Submit 2 complete sets of plans (24 x 36 inches) including 1 set of civil plan containing the following:

- (1) Must be prepared by Architect's and Engineer's with seal affixed to the plans and (1) set of plans TIF on a disk before Certificate of Occupancy.
- (2) The civil construction plans prepared by Engineer's with seal affixed to the plans containing the following:

Civil Engineer /Architect's
Structural
Mechanical Engineer

Electrical Engineer
Plumbing Engineer

Cover sheet
Site plan
Paving plan
Grading plan

Boundary/Topographic survey
Erosion control plan
Coordinate control plan
Utility plan

Landscape plan
Sign details
Trash enclosure detail

Irrigation plan
Parking spaces with lot striping details

The following information shall be included in the plans:

Occupancy classification
Type of construction
Specification on plans
Check for Floodplain, Floodway before drawing plans, check with City Engineer.

Wind load
Roof snow load
Earthquake seismic zone

COMMERCIAL AND INDUSTRIAL BUILDING PERMIT

THE FOLLOWING REQUIREMENTS MUST BE MET BEFORE ANY COMMERCIAL/ PUBLIC BUILDING PERMITS WILL BE ISSUED.

(A) Asbestos Survey: No building permit can be issued for remodeling or demolition of a commercial or public structure until an asbestos survey is on file with the City of Cleburne. The survey must be done by a licensed asbestos surveyor, engineer, or architect. You must supply a copy of the asbestos survey. Effective January 1, 2002 – Senate Bill 509

(B) American Disabilities Act (ADA) Any new or remodeling of commercial/industrial buildings where the cost of work exceeds \$50,000 must submit the construction plans to the Texas Dept. of Licensing and Regulation for ADA approval. You must supply a copy of the submittal application with copy of check or check stub to the City to verify submittal or you may verify on-line at <http://www.license.state.tx.us/AB/tas/abtas>. Effective June 17, 2001 - Senate Bill 484

CERTIFICATE OF OCCUPANCY

At the time when the building or structure is ready for occupation all inspections shall be completed before a certificate of occupancy shall be issued. Inspections requirements are listed on the certificate of occupancy application.

For Building Plans information and questions call Chief Building Inspector at 817-556-8801 or E-mail willie.stevenson@cleburne.net

Send Plans to Willie Stevenson at 10 N Robinson, Cleburne, TX 76033

If you have any concerns or questions please go to City of Cleburne or please go to City of Cleburne webpage at <http://www.cleburne.net/>

Revised May 5, 2010