

**POST OAK BEND BUILDING PERMIT REQUIREMENTS
INFORMATION SHEET & CHECKLIST**

Single Family Residential Permits, Remodeling and Accessory / Utility Building Permits

PROCESS & REQUIRED CONSTRUCTION DOCUMENTS SUBMITTED TOGETHER FOR PLAN REVIEW

Plan to Dig or Clear Land: Contact 811 - to have utility and oil pipelines marked prior to digging.

1. Complete Building Permit Application
2. Submit copy of survey and plat with application
3. Submit Site and Plot Plans drawn to a scale of 1" = 20'.

Site plans must show lot dimensions, footprint of building and distance from building to property lines, platted buildings, driveways, all easements, and the address and legal description of lot

4. Submit Grading Plans

Create a document showing water flow direction from residence and/or accessory building

5. Submit Floor Plans

Floor plans (drawn to scale of ¼" = 1') must show all dimensions, room names, size and type of windows and doors, fixtures and ceiling heights

6. Submit Exterior Elevation Plans

Exterior elevation plans (drawn to scale of ¼" = 1') must show exterior materials, masonry coverage percentage, windows and doors, roof slopes, chimneys and overhangs.

7. Submit Structural Plans and Framing Plans

Structural plans (drawn to scale ¼" = 1') must show framing, second floor framing, ceiling framing, roof framing, headers, and beams

8. Submit Foundation Plans

Must be sealed by a State of Texas Licensed Engineer ~ Drawn to a scale of ¼" = 1'

Foundation plans must show all dimensions, location and spacing of beams, location of post-tension cables (if applicable), location and sizes of rebar (if applicable), concrete specifications, slab thickness, beams 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.

9. Submit 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 **2015 International Residential Code and 2015 International 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.

10. Submit Masonry on Wood Details ~ If applicable, include masonry on wood details must be sealed by a State of Texas Licensed Engineer or built to the **2015 International Residential Code & 2015 International Bldg Codes**.

11. Submit Plumbing Plans ~ May be combined with floor plan ~ Drawn to a scale of ¼" = 1'. Plumbing plans must show location of fixtures, water heaters, and gas outlets. Must show size and location of water meter and sewer. Builder inspector will review.

12. Submit Electrical Plans in compliance with **2014 National Electrical Code**

13. Submit Energy Compliance Report per required codes

14. General Liability Insurance policy ~ Email or mail to admin@post oak bend.org, and mail to PO Box 746, Kaufman, Texas, 75142. List City of Post Oak Bend as certificate holder.

Notes: (I) The Plat must be approved and the Site Plan must be released before a permit will be issued.

(II) Texas Department of Health, Asbestos Program Branch (1-512-834-6600, www.tdh.state.tx.us/beh/asbestos/default.htm) (III) Texas Department of Licensing and Regulations (1-800-803-9202, www.license.state.tx.us)