

PERMIT APPLICATION



400 S. OHIO AVE., MERCEDES, TEXAS 78570

PLAN REVIEW:

REV. 3/2018

(956) 565-3114 EXT. 128

APPLICATION MUST BE COMPLETE

(Please type or print in BLACK or BLUE ink)

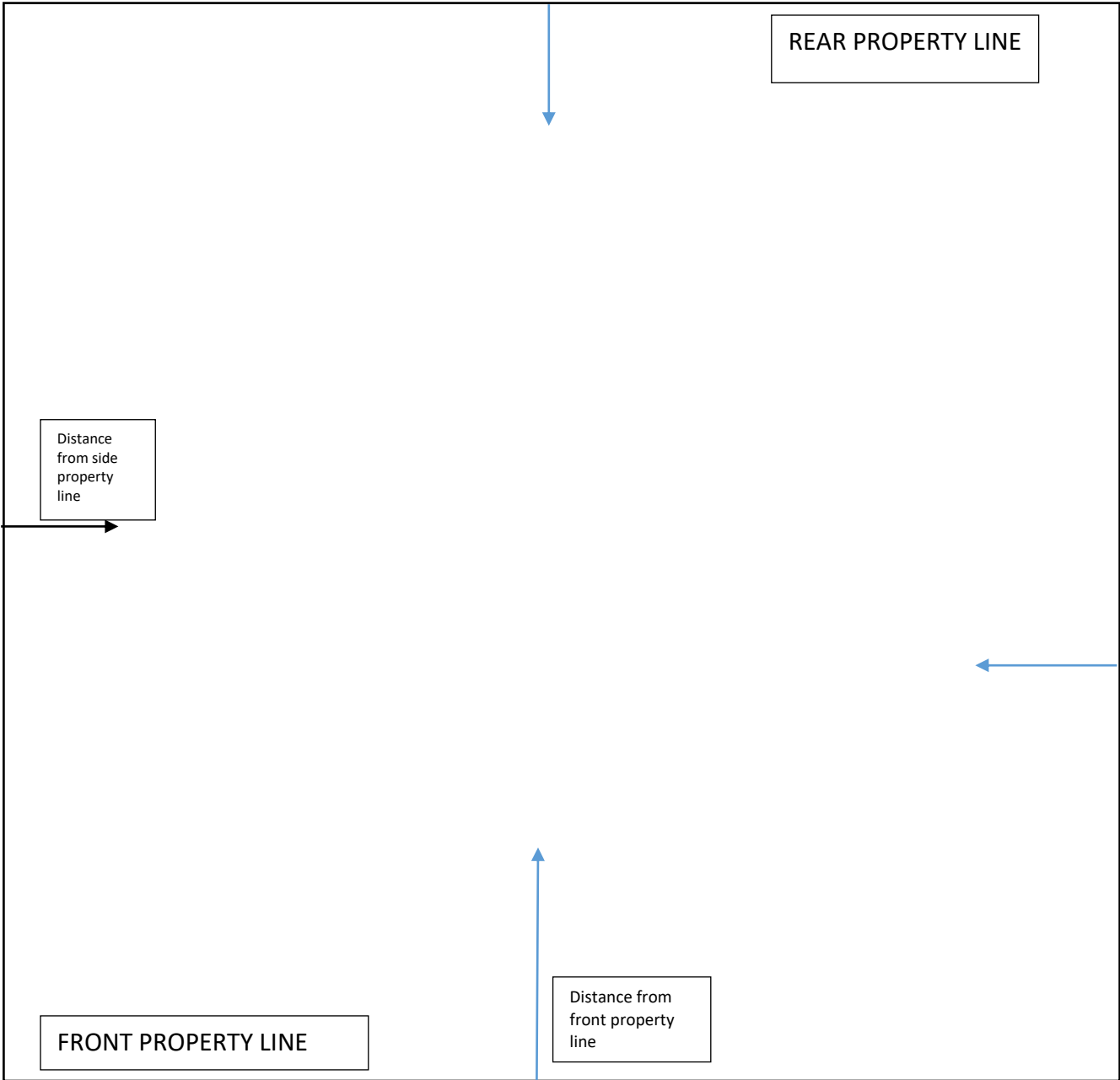
Residential up to 10 business days

Commercial up to 45 business days

APPLICANT	COMPANY NAME _____ PHONE () _____ ADDRESS _____ DL/ID# _____ CITY _____ STATE _____ ZIP _____ CONTACT NAME _____ PHONE () _____ <input type="checkbox"/> CONTRACTOR <input type="checkbox"/> TENANT <input type="checkbox"/> OTHER (EXPLAIN) _____																																
OWNER	OWNER NAME _____ PHONE () _____ ADDRESS _____ DL/ID# _____ CITY _____ STATE _____ ZIP _____																																
PROPERTY	PROPERTY INFO BUILDING # _____ STREET NAME: _____ LOT # _____ BLOCK # _____ SUBDIVISION: _____ EXISTING USE: _____ NEW PROJECT OF LOT: _____ USE: _____ VALUE/COST \$ _____																																
PROJECT	<input type="checkbox"/> NEW <input type="checkbox"/> ADD <input type="checkbox"/> REMODEL <input type="checkbox"/> DRIVEWAY <input type="checkbox"/> ROOF <input type="checkbox"/> FENCE <input type="checkbox"/> DEMO <input type="checkbox"/> MOVE <input type="checkbox"/> POOL <input type="checkbox"/> SIGN <input type="checkbox"/> BUS LIC. SQ. FT. ROOF NO. OF PARKING NO. OF BLDG FLOOR ELEVATION AREA _____ SPACES _____ FLOORS _____ SQ. FT. _____ ABOVE CURB _____ SCOPE OF WORK TO BE DONE _____ _____ _____ _____ <p style="text-align: right;"><input type="checkbox"/> An Asbestos Test Report is required prior to permitting of a Repair or Remodel of a Commercial Building.</p> <p style="text-align: center;">*A RE-INSPECTION FEE OF \$35.00 WILL BE ASSESSED IF INITIAL INSPECTION IS DEINED</p>																																
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SITE PLAN

NOTE: This square indicates your property lines. A site **MUST BE** submitted.
PROPERTY OWNER IS RESPONSIBLE FOR LOCATION OF ALLEYS AND EASEMENTS ON SITE PLAN.



IF Moving Mobile Home/House into City of Mercedes:

Location of M/H or Home to be moved: ADDRESS: _____ CITY _____

DIRECTIONS:

	GUIDELINE REQUIREMENTS - RESIDENTIAL	RES	NON-RES
1	Adopted Codes are as follows: 2015 International Residential Building Codes	√	
2	New Residential construction applicants must submit Two (2) sets of each of the following: <ul style="list-style-type: none"> • Architectural Plans • An Energy conservation compliance report (ResCheck) • An Engineer designed structural plan for wind load resistance (Windstorm Plan) • As per the 2015 IRC, design, wind speed to be 100-110 mph • Manual J –A/C design report 	√	
3	All permits must be obtained prior to doing work, or you will be subject to a double permit fee (I.R.C. 105.1).	√	√
4	Engineering Wind load design are primarily required on “living area” structures and additions 500 sq. ft. and larger.	√	√
5	Display address at all job sites with a copy of the building permit attached on a large piece of plywood.	√	√
6	The plans must be available on the job site at all times during construction.	√	√
7	Port-A-Can sanitation facility must be placed prior to the FIRST inspection at a new construction worksites (Sec.3305-2015 IBC).	√	√
8	Jobsite must be kept clean and measures taken to prevent loose construction trash or other dirt/debris from blowing into public right-of-way or adjacent properties.	√	√
9	All driveway and /or sidewalks extending in to City right-of-way are required to be of concrete and use 6 wire mesh or # 3 rebar, 16”on center, max, with an expansion joint at property line.	√	√
10	Provide corner bars around perimeter of beam on corner and all intersections. All exterior beams shall penetrate 12 inches into undisturbed soil. Stirrups start at each corner, corner bars top and bottom around perimeter beam.	√	√
11	Foundation elevation will be 18 inches above curb of the street whichever is higher and foundation beams must go 12 inches into virgin soil.	√	√
12	Foundation beams to be 12” x 30” at exterior and 12” x 24” at interior with 2- #5 bars top and bottom within a #3 stirrup. Stirrups at 24” on center. Slab steel to be #3 rebar at 12”on center or #6 wire mesh gauge, unless Engineer designed.	√	√
13	Electricians, Plumbers, and H.V.A.C. personnel must be licensed to pull permits.	√	√
14	All plumbing work underground must be tested with a Five (5) foot water column stack.	√	√
15	Metal stud guards are required on all vents and water lines as per code.	√	√
16	All new residential buildings must install an appropriate backflow prevention device approved by the Building Official.	√	√
17	All water heaters installed in garages shall be 18 inches above floor level	√	√
18	All GFCI protected outlets (Not actual GFCI outlets) shall be identified as such with stickers.	√	√
19	Type M Copper will NOT be allowed for plumbing on residential or commercial building inside Mercedes City Limits.	√	√
20	All metallic water lines are required to be bonded to the electrical panel.	√	√
21	All plumbing walls must be 2”X6” stud walls (Checked at plan review-if 2”X4” used, needs to be furred out)	√	√
22	10-3 electrical wire in required for dryers with a 4 prong receptacle.	√	√

	GUIDELINE REQUIREMENTS – RESIDENTIAL CONTINUED	RES	NON-RES
23	Arch Fault circuit breakers are required thru-out as per the 2015 I.R.C. Code	√	
24	Water Heater relief valves must be piped to the outside in metallic pipe (or CPVC hot water or copper no less than ¾"). NOTE: The relief valve cannot be reduced smaller than the diameter of the relief valve discharge thread size.	√	√
25	Electric smoke detectors required in each bedroom and adjacent hallway (Hardwired with battery backup. Carbon Dioxide alarms are required where there is an attached garage, or fuel appliances are present.	√	√
26	Means of Egress: Minimum 2' 8" X 5' 0" window is required in each bedroom or an exterior door leading outside from such bedroom. (See Section 310.1.1 of the 2015 I.R.C. Code).	√	√
27	Windstorm requires HTT22 on all corners and double around garage doors. (STDH can be an alternative)	√	√
28	Hurricane ties must be used on all rafters.	√	√
29	Anchor Bolts must be ½" X 10", Four (4) Feet on Center.	√	√
30	Specialty ceilings in residential occupancies (i.e. Pan Vault, Box up, etc.) shall be designed by a design professional for code compliance. Details shall be provided with permit documents. (Per I.R.C. Section 802).	√	√
31	The building envelope must be complied with in detail. All exterior plywood bracing must be covered with insulated sheathing and taped on each sheet. All windows and door frames must have window wrap and all holes must be taped or foamed at the framing stage.	√	√
32	Contractors must call for their appropriate inspection request. A minimum of 24-hour advance notice is required. Required inspections are as follows: a) T-Pole b) Rough Underground plumbing c) Rebar and steel d) Framing, building envelope, waterlines and vents, electrical wiring, air conditioning duct and all exterior boxes foamed along with all holes from inside out. (DO NOT INSTALL BRICK UNTIL INSPECTED) e) Insulation (MUST HAVE FACING WITH THE R-VALUE) f) Sewer Yard line and Sewer Tap g) Final (All sub-contractors and the General Contractor must individually call in for their final inspections)	√	√
33	In Preparation for scheduling your inspection, please have the following available: a) Permit Number b) Contractor's name and phone number c) Project address, including floor number, suite number, etc. d) Type of inspection desired	√	√
34	All re-inspection Fees must be paid prior to calling in for final inspection.	√	√
35	Washing machine and dryer connections required on each New home.	√	√
36	Dryer vent needs to be metallic duct and must be vented to the outside.	√	√
37	Floodplain designation must be noted on the plans	√	√
38	Upon final inspection, address needs to be affixed to the home or business	√	√

PRIMARILY NON-RESIDENTIAL SUBMITTAL REQUIREMENTS			
39	Property must be properly zoned and subdivided for the proposed use	√	√
40	Adopted codes are as follows: <ul style="list-style-type: none"> • 2015 International Family of Codes (Building, Fire, Plumbing, Fuel Gas, Existing Building, Energy Conservation, etc. and their appendices) • 2014 Edition of the NEC (National Electrical Code) 		√
41	Commercial projects must submit Five (5) sets of plans with COMCheck (Energy Compliance Report) and a copy of proof of project registration with TDLR if construction amount is \$50,000 or more.		√
42	Commercial Plans have the following additional requirements: <ol style="list-style-type: none"> a) Site Plan (It is recommended to have a registered survey, architect or civil engineer execute and seal the site plan for accurate setback, location of the utility lines and accommodation of excess runoff water from the building and parking lot.) b) Landscaping plan with square footage calculations and caliper size of any proposed trees (15% of front yard is required to be landscaped in most cases). c) Drainage/Runoff plan by a Civil Engineer or P.E. d) Sewer and water connection points e) Parking Plan with required handicap parking spaces f) A complete set of plans must be submitted by developer to Texas Department of Licensing and Regulation for compliance with the Texas Architectural Barriers Act for any construction valued at \$50,000 or more (TDLR #1-800-252-8026) g) All commercial buildings over 5,000 square feet must have sealed architectural plans. An Engineer's seal is required on the design of the foundation and structure of new construction as per the Texas Engineering Practices Act, h) All A, E, I and H (Assembly, Educational, Institutional, Hazardous) occupancies to be designed and sealed by a licensed Engineer. i) All electrical wiring in commercial buildings shall be in rigid metal conduit (or alternate approved by the Building Official). j) Design wind speed for commercial structures to be 130-140 mph. k) If the building is the Sprinklered, the FDC must be located 1.5 times the height of the building away from the building. 		√

	PRIMARYLY NON-RESIDENTIAL SUBMITTAL REQUIREMENTS-CONTINUED	RES	NON-RES
43	All new commercial buildings must install an appropriate backflow prevention device approved by the Building Official.		√
44	Floodplain designation must be noted on the plans.	√	√
45	Engineer's seal and signature is required for apartment buildings that are one story with more than eight (8) units or Two-story with more than four (4) units.		√

***** PLEASE NOTE THAT THIS CHECKLIST IS INTENDED TO PROVIDE CUSTOMER ASSISTANCE AND MAY NOT BE ALL INCLUSIVE. IN SOME CASES, ADDITIONAL INFORMATION MAY BE REQUESTED TO COMPLETE THE PERMITTING PROCESS.**

I AFRIM AND ATTEST BY MY SIGNATURE THAT I HAVE READ AND AM AWARE OF THE CONSTRUCTION REGULATIONS OF THE CITY OF MERCEDES.

SIGNATURE: _____ DATE: _____