

CITY OF ALMA, TEXAS
RESIDENTIAL ONE AND TWO-FAMILY DWELLING
NEW CONSTRUCTION
COMMON PERMIT SUBMITTAL LIST

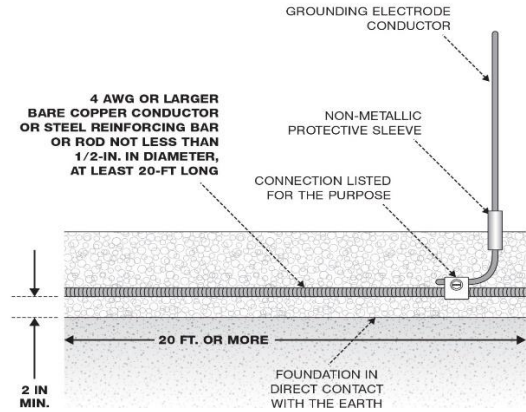
Note: The requirements as stated below may change from jurisdiction to jurisdiction but are for the most part common to all permitting entities.

1. Submit one (1) complete sets of drawings, DRAWN TO SCALE with sufficient professional clarity and detail to indicate the nature and character of the work along with a completed Building Permit Application for the jurisdiction in which the dwelling is to be built. **Submittal in PDF format is required for all plans.**
2. The drawings shall include the following:
 - A. **Form Board Survey** signed and sealed by RPLS (must be received prior to pre-pour inspection). Should include proposed elevation of the finished floor, actual elevation of the top of the form boards at every turn, actual elevation of the crown of the street to which the lot fronts and the actual elevation of the flow line of any adjacent drainage ditch.
 - B. **Plot/Site Plan** showing the location of the proposed residential building and every existing building or structure on the site or lot; said Plot/Site Plan shall include a boundary line survey, easements, rights-of-way, front-side-rear setback lines based on zoning designation (if applicable), a building footprint, related site improvements (e.g. swimming pools, driveways, and fences), where the closest serviceable fire hydrant is located, the entrance of the electrical service, the exit of the sewer lines, entrance of the water lines, limits of any flood plain that may be associated with the lot, finished floor and top of curb or street crown elevations, lot legal description and street address. The plan is to be drawn to a scale of 1" = 20'. FREE HAND SKETCHES WILL NOT BE ACCEPTABLE FOR PERMITTING. *underlined items may be hand sketched
 - C. **Floor Plan** (scale of ¼" = 1') drawn by a design professional (can be a Residential Designer) must indicate all sleeping areas with an operable window and indicate the attic access port.
 - D. **Foundation Plan** (scale of ¼" = 1') and including section details (1/2" = 1'), stamped by a Texas registered firm and engineer. The Foundation Plan must be annotated on the plan or accompanied by a letter stamped by the same firm and engineer that states that the foundation was designed for the soil conditions on that particular lot. The Foundation Plan must also be annotated that the design meets or exceeds the minimum standards of the code adopted by the jurisdiction in which the dwelling is being built.
 - E. **Braced Wall Plan** designed and drawn in accordance with the 2015 International Residential Code and stamped by a Texas registered firm and engineer.
 - F. **Framing Plan**, including any engineered portions (e.g. engineered trusses) and typical wall details (scale 1/2" = 1'. Window and Door Schedule should also be shown. Framing Plan must be completed by a design professional and include a roof framing plan that indicates the size of the ridge beams and trusses as well as the slope and overall height of the structure.
 - G. **Plumbing Plan**** (showing location of all proposed water closets, lavatories, tubs, showers, kitchen sinks, etc.)(a Plumbing Riser diagram shall be furnished)(scale of ¼" = 1') All plans shall indicate the sizes of the lines and identify the location of the hot water heater.
 - H. **Electrical Plan**** (showing location of all proposed switches, receptacles, light fixtures, appliances, breaker panels, UFER ground, meter socket, etc.) (scale of ¼" = 1') All plans shall meet the 2020 edition of the National Electrical Code, shall note that GFCI receptacles will be installed when located within 30" of a water source and that Arc fault receptacles will be located per the 2015 International Residential Code. Plans shall indicate all sleeping areas have a smoke detector or smoke detector/CO2 combo if applicable and all plans shall identify the location of the electrical main disconnect panel and the UFER location.
 - I. **HVAC Plan**** (showing the location of any proposed unit/s; ducts, registers and sizes) (scale of ¼" = 1')
 - J. **Building Elevations** (all four sides with roof) (scale of 1/8" = 1' or larger) Elevation plan must identify the type of room slope and overall height of the structure.
 - K. **Energy Code Compliance Report**, such as ResCheck, which demonstrates that the proposed dwelling meets or exceeds the jurisdictions adopted code. Needs to detail wall & attic "R" values.
 - L. **On Site Sewage Facility (OSSF) Plan** (if applicable)
3. Additional notes:
 - A. ** indicates that the plan can be hand-drawn on the floor plan by the sub-contractor if need be
 - B. All asked for scales are the minimum acceptable. Drawings may be larger but submitted in PDF format
 - C. All construction shall conform to the adopted codes of the jurisdiction.
 - D. All drawings and data submitted shall be dated and bear the name and address of the designer, builder, and/or the owner.
 - E. All requests for permits shall be supported by a completed and signed Building Permit Application.
 - F. Plan Review Comments will be made available to address all issues for correction, modification, etc. All items are subject to Field Verification and Correction.
 - G. Permit Fee shall be calculated per City fee schedule. All levels above the first floor shall be added to the total of the bottom floor square footage.
 - H. Trade contractors may be required to register with the city in which they plan to work.

SAMPLE PHOTOS AND DETAILS



UFER GROUND Ex 1



UFER GROUND Ex 2



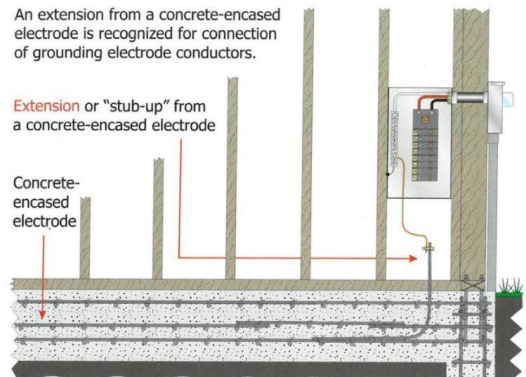
UFER GROUND Ex 3

250.68(C)(3) Concrete-Encased Electrode Extension

An extension from a concrete-encased electrode is recognized for connection of grounding electrode conductors.

Extension or "stub-up" from a concrete-encased electrode

Concrete-encased electrode



The "stubbed-up" rebar adds to or takes away nothing from the structural component that qualifies as a concrete-encased electrode.

UFER GROUND Ex 4



T-POLE BRACING



HVAC DUCT HANGERS



HVAC DUCT MASTIC -SEAL

 National Fenestration Rating Council® CERTIFIED	World's Best Window Co. Series "2000" Casement Vinyl Clad Wood Frame Double Glazing • Argon Fill • Low E XYZ-X-1-00001-00001	
	ENERGY PERFORMANCE RATINGS	
U-Factor (U.S. / I-P)	Solar Heat Gain Coefficient	
0.35	0.32	
ADDITIONAL PERFORMANCE RATINGS		
Visible Transmittance	Air Leakage (U.S. / I-P)	
0.51	≤ 0.3	
Condensation Resistance		
51	—	
<small>Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org</small>		

WINDOW RATINGS (must match ResCheck)



SIMPSON STRONG TIES HTT4 – HTT5



SIMPSON STRONG TIE – HURRICANE STRAP



SIMPSON STRONG TIE – MSTC STRAP



SIMPSON STRONG TIE – STHD-LSTHD-S STRAP TIE



SIMPSON STRONG TIE – MSTC STRAP APPLIED TO A ROOM CORNER



SIMPSON STRONG TIE – HTT5 APPLIED TO DOUBLE PORTAL FRAME



SIMPSON STRONG TIE – STHD-LSTHD-S INSTALLED AT FOUNDATION PRE-POUR

	14ga		15 Amp
	12ga		20 Amp
	12-3		20 Amp
	10ga		30 Amp
	10-3		30 Amp

WIRING CHART



SAMPLE ADDRESS & PERMIT BOARD

Residential Stage Inspection Explanation

Stage 1 Inspection (Pre-Construction; Rough Plumbing)

- Address board with permit posted
- T-Pole for temporary electrical (receptacles and panel must be exterior rated)
- Trash receptacle installed. (can be either a roll off dumpster OR plywood-built) (must be large enough to hold construction waste)
- Construction driveway consistent of gravel and a culvert if needed to keep contractor vehicles off the road and to provide safe access onto the property
- Porta Potty on site. Must have 1 per house being remodeled/built unless 2 houses are consecutively next to each other by same builder. Porta Potty's cannot be shared between builders.
- Erosion control as required.
- Plumbing rough. This is to include a head test on the sewer and a pressure test on the water line. Water can be tested on the city pressure or by air. If by air the pressure gauge needs to stay on the water line until the time of the inspection.

Stage 2 Inspection (Pre-Pour)

- Must have presented to the City for review and approval a Form Board Survey signed and sealed by a Registered Public Land Surveyor PRIOR to the Pre-Pour inspection. The FBS must indicate the Finished Floor elevation of the home, as well as the elevation of the top of street curb or crown of the adjacent street/road. The Finished Floor elevation must be a minimum of 12 inches higher than these points.
- Foundation pre-pour. This includes Piers as well as Foundation.
- If brace wall plan calls for straps (i.e. Simpson Strong Ties STHD, LSTHD) to be embedded into the concrete, then this needs to be done at this stage.
- UFER needs to be installed per the 2020 NEC or a double ground at meter base prior to the perm meter inspection

Stage 3 Inspection (Trade Roughs)

- Electrical rough
- Plumbing top out
- Framing rough
- Brace wall plan. If brace wall plan calls for Simpson Strong Ties (i.e. HTT4 or HTT5)
- HVAC rough
- Partial energy code. We will check window and doors to see if they comply with your ResCheck. U-Factor as well as SHGC must be adhered to. Mastic in HVAC registers.

Stage 4 Inspection (Energy Code/Pre-Cover)

- ResCheck compliance. We will recheck windows and doors as well as R-value on all insulation

Stage 5 Inspection (Final)

- Final/CO. This is where everything must be done and able to occupy right away. Smoke detectors in each bedroom, all windows must raise and lower with ease, automatic garage door must have anti-crush, address must be posted on house or at mailbox, yard must be graded to drain, if yard is not sodded then there needs to be grass present or erosion control established. Stage 5 means if a green tag is issued the inspector can walk out and someone can move in.

Simple Inspections (Electric Pole, Gas Meter etc.)

- Simple Inspections can include anything that is not a Stage inspection.
- T-Pole- if not part of Stage 1. Panel should have a weatherproof cover as well as GFCI plugs. Also, must be braced against the swag.
- Gas Meter - Lines must be aired up and gauge should be left on till time of inspection
- Flatwork - All flatwork will be inspected whether new or re-model.