104 Interurban Rd.
Alma, TX 75119
972-825-7938

CONTRACTORS
NEW BUILDING PACKET

RECEIVED BY: _____ PRINTED: _____
CONTRACTORS SIGNATURE

DATE: _____

FILE COPY

104 Interurban Rd.
Alma, TX 75119
972-825-7938

CONTRACTORS
NEW BUILDING PACKET

RECEIVED BY: _____ **PRINTED:** _____
CONTRACTORS SIGNATURE

DATE: _____

104 Interurban Rd.
Alma, TX 75119
972-825-7938

APPLICATION FOR BUILDING PERMIT

Date: _____

Permitted Address: _____ **Name:** _____

Owner Address: _____

Owner City/St/Zip: _____

Class or Work: ☐ NEW ☐ ADDITION ☐ REPAIR ☐ MOVE ☐ REMOVE

Contractor: Phone # _____

Contractor Address: _____

Contractor City/St/Zip: _____

Sub-Contractors: Electrical _____ **Phone #** _____

Plumbing _____ **Phone #** _____

HVAC: _____ **Phone #** _____

Slab: _____ **Phone #** _____

Framer: _____ **Phone #** _____

Appraisal District Property # _____

Property Legal Description: _____

Building Occupancy: _____ **Building Type:** _____

Sq. Ft. due to this Permit: $_____ **+**_____ **EA Additional Sq. Ft. =**_____

Permit Fee: _____**Pay Method CHECK/MONEY ORDER**

Applicant Signature: _____ **Date:** _____

Signature indicates the Applicants willingness to comply with the Codes of the City of Alma as well as verifies that listed Sub-Contractors are registered with the City and are being used to do the work. The City of Alma is not responsible for any encroachments caused by misrepresentation, intentional or accidental, by the Applicant. Signature also indicates that Applicant, on their own or as a representative of the Owner, agrees to obtain a Certificate of Occupancy PRIOR to occupying the building and understands that failure to obtain a CO shall result in progressive action by the City which could include charges being filed in Municipal Court.

Issuer Signature: _____ Date: _____
Linda Blazek-Alma City Secretary

104 Interurban Rd.
Alma, TX 75119
972-825-7938

CONTRACTOR REGISTRATION FORM

Date: _____

COMPANY NAME: _____

COMPANY MAILING ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PH: _____ CELL: _____

LICENSEE'S NAME: _____

MAILING ADDRESS: _____

CITY: _____ STATE; _____ ZIP: _____

PH: _____ CELL: _____

☐**CONTRACTOR REGISTRATION $75.00** ☐**ANNUAL RENEWAL FEE $25.00**

☐**INDICATE TYPE OF CONTRACTOR** **STATE LICENSE REQUIRED**
(CHOOSE ONLY ONE PER REGISTRATION) (SUBMIT COPIES)

☐RESIDENTIAL BUILDER	YES / NO
☐COMMERCIAL BUILDER	YES / NO
☐CEMENT	YES / NO
☐ELECTRICAL (STATE CONTRACTOR AND MASTER LICENSE REQUIRED)	YES / NO
☐ENERGY INSPECTOR	YES / NO
☐FENCE	YES / NO
☐IRRIGATION	YES / NO
☐MECHANICAL	YES / NO
☐PLUMBING	YES / NO
☐ROOF	YES / NO
☐SIGN	YES / NO
☐SWIMMING POOL	YES / NO

REQUIRED ITEMS TO ATTACH (PER LICENSEE):

☐VALID DRIVER'S LICENSE #_____ STATE: _____
☐STATE LICENSE #: _____
☐STATE LICENSE #: _____

PLEASE LIST THREE (3) COMPANIES IN WHICH YOUR COMPANY HAS RECENTLY PERFORMED:

_____ _____ _____

REGISTRATION DENIAL WILL OCCUR IF CONTRACTOR SUBMITS INCORRECT INFORMATION ON REGISTRATION APPLICATION. REGISTRATION REVOCATION AND SUSPENSION WILL ALLOW THE BUILDING OFFICIAL THE AUTHORITY TO CALL A HEARING BEFORE THE BUIDLING COMMISSION FOR REVOCATION OR SUSPENSION OF A CONTRACTOR'S REGISTRATION.

APPLICANT SIGNATURE: _____ PRINTED NAME: _____

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)
   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), 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.
   C. **Floor Plan** (scale of ¼" = 1') drawn by a design professional (can be a Residential Designer)
   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 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 shall be completed by a design professional.
   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')
   H. **Electrical Plan**** (showing location of all proposed switches, receptacles, light fixtures, appliances, breaker panels, UFER ground, meter socket, etc.) (scale of ¼" = 1')
   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)
   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.

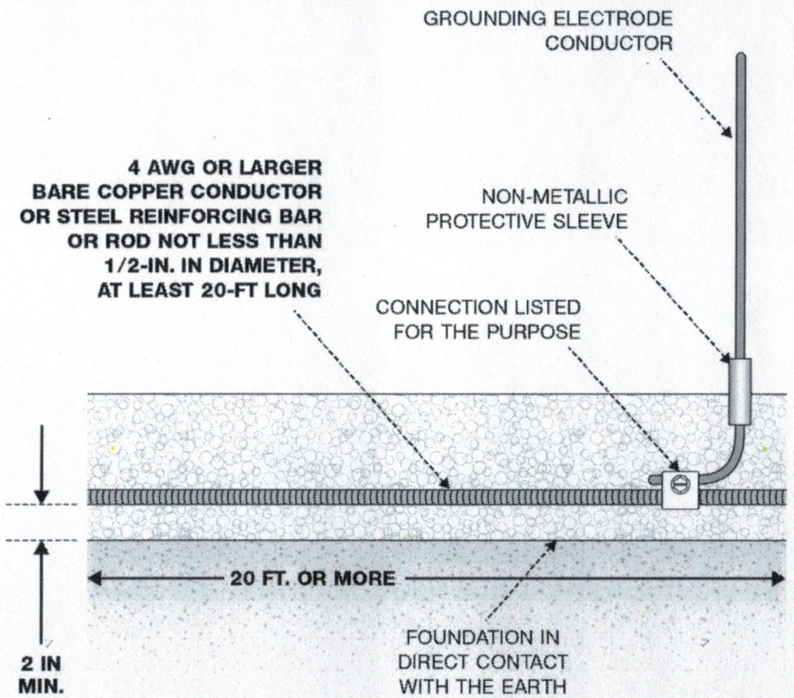
L. **On Site Sewage Facility (OSSF) Plan** (if applicable)

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.

CITY OF ALMA
UFER GROUND REQUIREMENT

IRC E3608.1.2 Concrete encased electrode. An electrode encased by at least 2 inches of concrete, located horizontally near the bottom or vertically and within that portion of a concrete foundation or footing that is in direct contact with the earth, consisting of at least 20 feet of one or more bare or zinc-galvanized or other electrically conductive coated steel reinforcing bars or rods of not less than ½ inch diameter, or consisting of at least 20 feet of bare, copper conductor not smaller than 4 AWG shall be considered as a grounding electrode. Reinforcing bars shall be permitted to be bonded together by the usual steel tie wires or other effective means. Where multiple concrete-encased electrodes are present at a building or structure, only one shall be required to be bonded into the grounding electrode system.

NEC 250.52(A)(3) Concrete-Encased Electrode. A concrete-encased electrode shall consist of at least 6.0 m (20 ft) of either (1) or (2): (1) One or more bare or zinc galvanized or other electrically conductive coated steel reinforcing bars or rods of not less than 13 mm (½in.) in diameter, installed in one continuous 6.0 m (20 ft) length, or if in multiple pieces connected together by the usual steel tie wires, exothermic welding, welding, or other effective means to create a 6.0 m (20 ft) or greater length; **or** (2) Bare copper conductor not smaller than 4 AWG.
Metallic components shall be encased by at least 50 mm (2 in.) of concrete and shall be located horizontally within that portion of a concrete foundation or footing that is in direct contact with the earth or within vertical foundations or structural components or members that are in direct contact with the earth. If multiple concrete-encased electrodes are present at a building or structure, it shall be permissible to bond only one into the grounding electrode system.



TEXAS COMPLIANCE SOLUTIONS
Stage Explanation

Residential

- Stage 1 Inspection (Pre-const.: Rough Plumbing)
  - Set back verification OR form board survey
  - Address board with permit posted
  - T-Pole
  - Trash receptacle installed. Either haul in dumpster OR plywood-built dumpster
  - 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
  - Port-A-Potty on site. 1 per house being remodeled/built unless 2 houses are consecutively next to each other by same builder
  - 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 till time of the inspection.

- Stage 2 Inspection (Pre-Pour)
  - Foundation pre-pour. This includes Piers as well as Foundation
  - If brace wall plan calls for Simpson Straps (i.e. STHD, LSTHD) to be embedded into the concrete, then this needs to be done at this stage
  - UFER needs to be installed per the 2017 NEC section 250.52(A)(3)

- Stage 3 Inspection (Trade Roughs)
  - Electrical rough
  - Plumbing top out
  - Framing
  - Brace wall plan. If brace wall plan calls for Simpson Tension Ties (i.e. HTT4 or HTT5) to be embedded into the concrete, then this needs to be done at this stage
  - HVAC
  - Partial energy code. We will check window and doors to see if they comply with your ResCheck. U-Factor as well as SHGC. Mastic in HVAC registers.

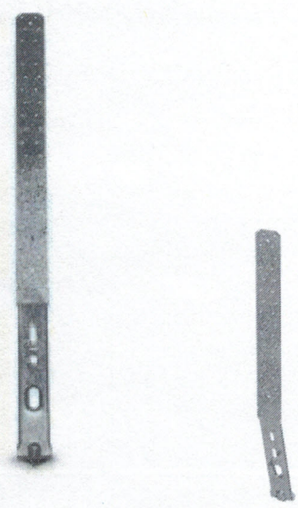
- Stage 4 Inspection (Energy Code/Pre-Cover)
  - ResCheck compliance. We will recheck windows and doors as well as R-value on all insulation.

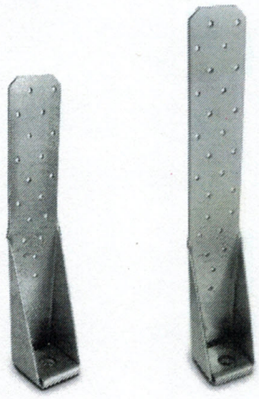
- Stage 5 Inspection (Final)
  - Final/CO. This is where everything must be done and able to occupy right away. Smoke detectors in each bedroom, all windows must raise and lower with ease, automatic garage door must have anti-crush, address must be posted on house or at mailbox, yard must be graded to drain, if yard is not sodded then there needs to 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 Inspection (Electric Pole, Gas Meter etc.)
  - 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.
  - Simple Inspections can include anything that is not a Stage inspection.

  - 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.
  - Simple Inspections can include anything that is not a Stage inspection.

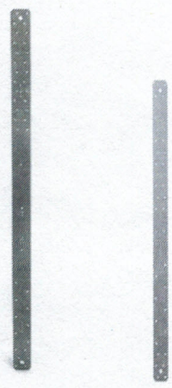
STHD-LSTHD





HTT4 & HTT5

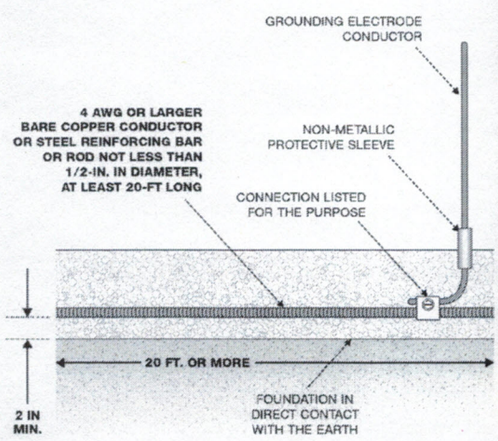
MSTC

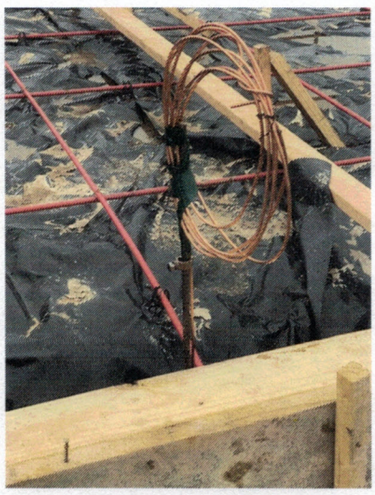


Sign Board

T-Pole

UFER


GROUNDING ELECTRODE CONDUCTOR
4 AWG OR LARGER BARE COPPER CONDUCTOR OR STEEL REINFORCING BAR OR ROD NOT LESS THAN 1/2-IN. IN DIAMETER, AT LEAST 20-FT LONG
NON-METALLIC PROTECTIVE SLEEVE
CONNECTION LISTED FOR THE PURPOSE
20 FT. OR MORE
2 IN MIN.
FOUNDATION IN DIRECT CONTACT WITH THE EARTH



ResCheck

National Fenestration Rating Council®
CERTIFIED

World's Best Door Co.

Entrance Door
CPD#000-x-000
Insulated Steel Wood Edge Door

ENERGY PERFORMANCE RATINGS

Product Description* Default Frame** Wood	U-Factor/Solar Heat Gain Coefficient (SHGC)			
	1/4 Lite ≤410†	1/2 Lite ≤900†	3/4 Lite ≤1100†	Full Lite >1100†
2/A1 ma/AIR/0.250	0.23 / —	0.30 / —	0.36 / 0.33	0.40 / 0.40
2/A1 / .020(3)/ARG/0.750	0.21 / —	0.24 / —	0.26 / 0.31	0.28 / 0.36
2/A1 ma/AIR/0.675	0.23 / —	0.28 / —	0.33 / 0.34	0.34 / 0.40
3/SS ma/AIR/0.250	0.21 / —	0.25 / —	0.27 / 0.35	0.29 / 0.40
Flush/Embossed	U-Factor 0.19 SHGC 0.04			

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.

* #glazing layers / spacer type / low-e emissivity (surface) / gap fill / gap width (na=not applicable)
** per NFRC 100 Section B3.24 † square inches

www.nfrc.org

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	**–**

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