

RESIDENTIAL PLAN REVIEW CHECKLIST

Parcel Address: _____

Applicant's Name/Date

Phone #

Two (2) complete and legible sets of plans including all specs need to be submitted and include the following items before the plans are reviewed. The plans need to meet the 2006 International Revenue Code.

1. Plot Plan & Site Plan with Drainage Plan
2. Survey
 - Showing all building lines and easements, if any
3. Legal property description
 - Shown on the survey
4. Floor Plan – 1/4" drawings and all four elevations and sections
5. Foundation Plans & Details – 1/4" drawings
 - Copy of termite treatment report (before the foundation inspection)
 - Driveway and parking detail (must meet City of Sealy Development Standards)
 - Finished floor elevation (must meet City of Sealy Development Standards, Section 28-90)
6. Framing Detail
 - Grade and size of lumber
 - Wall stud size. Height, spacing, and detail
 - Rafter size, spacing and spans
 - Ceiling joist size, spacing and spans
 - Wood or Steel trusses shall be designed by an engineer with seal
 - Roof sheathing
 - Roofing materials
 - Header schedule
 - Installation material in wall and ceiling
 - Window size, type & design
 - Interior wall covering
7. Electrical Layout
 - Electrical legend
 - Electrical service size and location
 - Location of electrical service (overhead or underground)
 - Identify all appliances and verify if appliances are gas or electric
 - Location of smoke detectors, electrical outlets and fixtures, and are fault breakers
8. Mechanical Layout – 2006 International Mechanical Code
 - Location of unit for the inside and outside areas and the size of the unit

9. Plumbing Layout – 2006 International Plumbing Code

- At least one three inch (3") vent is required
- Notate on the permit application what size water, sewer, and gas is needed
- City of Sealy Chapter 14 consists of more stringent codes than the 2006 International Codes

Two (2) sets of the 2006 International Residential Energy Code compliance forms must be submitted to the City for residential building. Paperwork must be supplied from a third party source verifying that the project is in compliance with the Residential Energy Code. The State of Texas has adopted the energy code for new residential buildings and additions to such buildings. If you need more information regarding the energy code, the website is www.energycodes.gov. Also, it is the Builder's responsibility to contact a Certified Residential Energy Code Inspector to conduct all of the energy code inspections, and to submit a copy of the Energy Code Report to the building department prior to scheduling the final inspections.

The builder must provide the City with a copy of their Texas Residential Construction Certificate. The State passed House Bill 730 which requires builders to be registered and approved to build in the State of Texas. If you need more information, the website is www.trcc.state.tx.us or call 1-877-651-TRCC.

All builders must provide the City of Sealy with a Certificate of General Liability Insurance in the amount of \$100,000.00 (minimum). The insurance company must fax this to the City of Sealy at (979) 885-6253 and list the City of Sealy, P.O. Box 517, Sealy, Texas 77474 as the Certificate Holder, and mail the original. The City of Sealy currently accepts bonds in the amount of \$10,000.00.

Applicant's Signature

Date

Reviewed By

Date

Please note that plans will not be reviewed without **all** of the abovementioned items. If you have any questions, please feel free to ask staff or call the office at (979) 885-1669.