



Commercial Project Submittal Requirements

All construction, electrical, plumbing and mechanical work performed within the jurisdiction of the City of Nacogdoches must conform to the requirements of the 2009 International Codes, 2011 National Electrical Code and local Ordinances.

All contractors planning to build a new commercial building, add to, or remodel an existing building, must first submit construction documents for review prior to acquiring a permit and starting of work. The construction documents shall be prepared by a design professional. The Building, Engineering, Fire and Zoning Departments reserve the right to require the document be prepared by a “registered” design professional. Submitted drawings shall be a minimum of 18”x 24” in size and drawn upon suitable material. The drawings shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed. The documents shall show in detail that the work will conform to the provisions of the International Building Codes, relevant laws, ordinances, rules and regulations as determined by the City of Nacogdoches. **Please allow a minimum of 10 business days for documents to be reviewed.**

Contractor’s License Required

- City issued
- \$25 license fee, valid from issue date to October 1st of each year
- \$5,000 performance bond required
- City license does not include electrical, plumbing, or mechanical work. State license required

Texas Department of Health (Texas Health Protection Act)

- Prior to any renovation or demolition to a public building, building owners must have the building surveyed for asbestos by an asbestos licensed individual.
- Civil penalties of \$10,000 a day for each violation could apply for non-compliance.

Texas Accessibility Standards (TAS) 2012

Texas Government Code Sec. 469.101 states all plans and specifications for the construction of, substantial renovation or modification of, a building or facility with a value of \$50,000 or more must be submitted to the **Texas Department of Licensing and Regulation** for review.



Plans required in duplicate for submittal include but not limited to:

- **Site Plan (1" = 20' or 1" = 30' scale recommended)**
 1. Show size and shape of property
 2. Identify property lines with dimensions
 3. Show buildings and structures
 4. Finish floor elevation
 5. Indicate the North direction
 6. Show standard and accessible parking spaces
 7. Show existing and new utilities
 8. Show accessible routes
 9. Property address
 10. A topographic drainage, grading and erosion control plan

- **Structural Plans (1/4" = 1' or 1/8" = 1' scale recommended)**
 1. Foundation plan
 2. Roof framing plan
 3. Cross-section views
 4. Wall framing plan with rated construction details
 5. Floor framing plan if applicable
 6. Canopies and covered walks
 7. Window and door schedule

- **Floor Plan (1/4" = 1' or 1/8" = 1' recommended scale, etc.)**
 1. Building information (occupancy, type of construction, etc.)
 2. Complete floor layout with dimensions
 3. Door and window specifications
 4. Means of egress
 5. Identify walls to be demolished
 6. Wall details
 7. Accessibility information



- **Plumbing Plan**
 1. Layout of drain, waste and vent system
 2. Layout of hot and cold water system with backflow protection
 3. Layout of gas system
 4. Show fixtures, floor drains, clean outs, etc.
 5. Specifications

- **Electrical Plan**
 1. Floor plan of standard and emergency lighting, receptacles, switches, exit signs, etc.
 2. Show electric panels
 3. Distribution layout
 4. Service entrance
 5. Exterior building and parking lot lighting layout
 6. Manufacture specifications

- **Mechanical Plan**
 1. Duct layout plan with material specifications
 2. A/C condensation discharge plan
 3. Fire damper locations, smoke detectors, etc.
 4. Manufacture specifications
 5. Air distribution device schedule

- **Fire protection plan**
- **Landscape/Irrigation plan**
- **Kitchen plan with equipment details**
- **Grease trap details with calculations**
- **Sign detail drawing**