



## **Residential Plans Submittal**

All Contractors planning to build a new home, add on to an existing, remodel and existing, build an accessory structure, or a deck, must first submit construction documents for review prior to acquiring a permit and starting of work.

Submitted drawings shall be prepared by a **Design Professional**, must be a minimum of 18" x 24" in size, drawn on suitable material, 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 Residential Code, relevant laws, ordinances, rules and regulations as determined by the City of Nacogdoches Building Inspections Department.

**\*Please allow 10 business days for plans to be reviewed and permit issued \***

### **Contractor's License Required**

- Homestead Exemption Applies
- \$5000.00 License and Permit Bond Required
- \$25.00 City License fee

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

- **A site plan showing**
  1. Location of existing structures
  2. Location of proposed new structure
  3. Dimensions from property lines for all structures
  4. Direction of drainage flow on the property
  5. Driveway location
  6. North indication
  7. Property address
  8. Site Utilities



- **A floor plan**
  1. Drawn at 1/4" scale
  2. Dimensioned
  3. Location and sizes of doors and windows, kitchen and bathrooms
  
- **A concrete foundation plan showing**
  1. Beam sizes, locations, and reinforcement
  2. Mat reinforcement
  3. The finish floor elevation shall be sufficient enough to allow the exterior grade to slope away from the foundation at a rate 6 inches in 10 feet with a minimum of 4" of foundation showing below a brick veneer and 6" for wood.
  
- **A wood foundation plan showing**
  1. The floor elevation above grade
  2. Size and spacing of grinders, joists, and piers
  3. Floor decking
  
- **A framing plan showing**
  1. Wall section
  2. Size and spacing of studs, ceiling joist and rafters
  3. Decking
  
- **An electrical plan showing**
  1. Meter base and disconnect location
  2. Receptacle and switch locations
  3. Wire sizing and circuits
  4. Smoke detector locations



- **A plumbing plan showing**
  1. Layout showing drain and vent system
  2. Drain and vent system sizing
  3. Water heater location
  4. Drainage system clean out locations
  
- **An elevation plan showing**
  1. Front, back and side elevation view