



RESIDENTIAL CONSTRUCTION REQUIREMENTS CHECKLIST

(ALL CONSTRUCTION AS PER THE 2018 INTERNATIONAL RESIDENTIAL CODE & 2020 NEC)

- 1.) All setbacks shall comply with those set forth in subdivision plat notes, if none are set by plat then shall comply with the City of Palmview's Planning & Zoning Ordinance (ORDINANCE NO. 2016-07).
(NOTE: AN INSPECTION SHALL BE REQUESTED BY THE CONTRACTOR WHEN STRING LINES ARE SET ON THE LOT)
- 2.) Contractor/Owner is responsible to maintain the project site in a clean condition free of any debris throughout construction.
- 3.) All weeds & vegetations need to be removed before any dirt is placed in the foundation area.
- 4.) Temporary restroom facilities are required to be provided throughout all construction.
- 5.) **Any changes or deviation** from the plans shall be resubmitted for approval.
- 6.) Address or lot number is required to be posted throughout all construction.
- 7.) All finished floor elevations shall comply with those set forth in subdivision plat notes, if none are set by the plat, then a minimum of **18 inches** shall be required above top of curb or crown of street.
- 8.) If the lot is in flood Zone "A", a Certificate of Elevation is required. It should be administered by a registered Professional Engineer and/or Land Surveyor from the State of Texas to determine the Base Flood Elevation. A minimum of **18 inches** above determined Base Flood Elevation shall be required unless FEMA requirements are deemed satisfactory.
- 9.) On corner lots a 20-foot setback is required to the garage door for side entry garages, on cul-de-sac lots and irregular lots a 20-foot setback is required to the garage door for any setback less than 20 feet.
- 10.) A total of two off-street parking spaces are required and shall be located beyond the front property line, they shall be connected to the street, state highway or other primary means of access, which shall also be paved with concrete or asphalt.
- 11.) Driveway apron; within City Right-of-Way requires 6" concrete slab & a minimum of 6 x 6 #6 wire mesh or #3 reinforced rebar at 12" o.c.b.w. supported by plastic chairs. **NO** brick pavers, tile, stamped/decorative concrete is allowed within Public Right-of-Way. Driveway requirements within property line are to be a minimum of a 4" concrete slab with 6 x 6 #6 wire mesh or #3 reinforced rebar at 12" o.c.b.w. supported by plastic chairs. Curb/gutter shall be saw cut (maximum of 25'), minimum driveway width is 10' & maximum is 20'.
- 12.) Sidewalk: A 4" thick & minimum 4' wide concrete sidewalk (unless otherwise noted) located 1' from property line along all lot boundaries adjacent to public Right-of-Way is required. It shall be clear and free of all obstructions (utilities & mailboxes). Reinforcement shall be minimum 6 x 6 # 6 wire mesh supported by plastic chairs, with all contraction joints to be scored every 6' & expansion joints every 30' with 24" #3 dowels spaced 24" apart & centered. Maximum of 2% slope required & any manhole or water valve covers are to be adjusted to sit flush with sidewalk.
- 13.) Inspections required are as follow: underground plumbing with setbacks, steel/foundation with pre-treatment, framing (includes; plumbing, electrical, mechanical rough-ins & poly seal), insulation, infiltration, sewer, driveway, sidewalk & final (includes plumbing, electrical, mechanical & landscape finals) inspections must be requested for approval.
- 14.) Irrigation, storage units, carports & fence permits are required, they must be pulled separately.
- 15.) Contractor/Owner must provide an ESID # from the power company for the release of a temporary pole, working clearance or a final inspection.
- 16.) Building sewer shall require minimum of two cleanouts, one at exit of building & one at property line.
- 17.) All construction shall provide a Wind Design that complies with IRC Figures **R301.2(5)A Ultimate Design Wind Speeds & R301.2(5)B Regions Where Wind Design is Required** and be designed to meet or exceed 130 mph.
- 18.) Separation between garage and residence shall comply with IRC Sections **R302.5 Dwelling-Garage Opening & Penetration Protection & R302.6 Dwelling-Garage Fire Separation.**

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- 19.) All windows shall comply with IRC Section **R308.4 Hazardous Locations.**
- 20.) All basements, habitable attics and every sleeping room shall comply with IRC Section **R310 Emergency Escape & Rescue Openings.**
- 21.) One door shall comply with IRC Section **R311.2 Egress Door.**
- 22.) All Smoke Alarms & Carbon Monoxide Alarms shall comply with IRC Sections **R314 Smoke Alarms & R315 Carbon Monoxide Alarms.**
- 23.) Foundation Slab: Concrete shall have a minimum compressive strength of 3000psi with a minimum thickness of a 4” slab, reinforcement (steel/wire mesh) shall be supported on plastic chairs or approved equal.
- 24.) Foundation Footings: All exterior footings shall comply with IRC code Section **R403.1.4 Minimum Depth** & be placed a minimum of 12” below the undisturbed ground surface, any footing exceeding 30” in depth will require 6 horizontal bars (2-top, 2-middle & 2-bottom) tied to stirrups, reinforcement (steel/stirrups) shall be supported on plastic chairs or approved equal.
- 25.) No water, sewer or electrical conduit is allowed below 45-degree plane of perimeter foundation beam 3 feet parallel to the foundation beam.
- 26.) Attic access of 22” X 30” minimum dimensions shall comply with IRC Section **R807 Attic Access.** Access shall be weather stripped, insulated to the equivalent of surrounding area and a wood framed baffle or retainer is required when loose fill insulation is installed.
- 27.) All mechanical exhaust systems shall comply with IRC Sections **M1501.1 Outdoor Discharge & M1504 Exhaust Ducts and Exhaust Openings.**
- 28.) All clothes dryers & range hood exhaust ducts shall comply with IRC Sections **M1501.1 Outdoor Discharge, M1502 Clothes Dryer Exhaust & M1503 Domestic Cooking Exhaust Equipment.**
- 29.) The temperature & pressure relief valve of the water heater shall comply with IRC Section **P2804.6.1 Requirements for discharge pipe.**
- 30.) All 120/125-volt, single phase, 15-or 20-ampere receptacles shall comply with IRC Section **E3902 Ground-Fault & Arc-Fault Circuit-Interrupter Protection.**
- 31.) Attics shall comply with IRC Section **E3903.4 Storage or Equipment Spaces.**
- 32.) Front yards are required to be completely sodded, will require a minimum of one 1.5”-2” caliper shade tree with a minimum of 5’-7’ clearance from grade to first branch, number of trees to be determined by lot width and frontage. Credit will be given for additional landscaping on a case-by-case basis.
- 33.) All construction debris must be removed; curb & gutter should be cleared of all dirt, mud, grass & debris prior to Final Inspection.

Comments: _____

The issuance of this Building Permit is not approval to violate any provisions of The City of Palmview’s adopted Ordinances, Building Codes, Subdivision restrictions nor State Laws. It shall be deemed unlawful to deviate from the approved plans without the written approval from The City of Palmview’s Planning/Building Department. Therefore, the below signed applicant hereby agrees to comply with all requirements, City Ordinances, Building Codes and State Laws.

APPLICANT/OWNER NAME: _____ **DATE:** _____

APPLICANT/OWNER SIGNATURE: _____ **PHONE:** _____