



## Development Services

Building Department  
500 W. Chestnut  
Denison, Texas 75020  
(903) 465-2720

[www.denisontx.gov/building](http://www.denisontx.gov/building)

## **New Residential Plan Submittal Requirements**

All new single-family homes, duplexes, and townhomes are required to be submitted online. All lots shall be platted before a permit is issued.

**Please submit your set of plans as one document in the following order (1-6) below**

- 1. Floor Plans**
- 2. Elevations**
- 3. Framing Plan**
- 4. Wind bracing plan**
- 5. Foundation Plan – Include detail sheet and engineer letter**
- 6. Electrical, Mechanical and Plumbing plans**

**The items below will be submitted as individual documents.**

Ensure that all submittals are named to clearly reflect the contents of the document or your permit may be denied.(This will also apply to final document submittals).

- Site Plan/Survey (Stand Alone)
- Drainage Plan (Stand Alone)
- Manual J, S & D Calculations (Stand Alone)
- RES Check Energy Compliance (Stand Alone)
- Denison Residential Energy Compliance Path Form

Below is a brief description of what should be included with each item above.

1. Floor plan
  - a. Drawn to scale.
  - b. Show all dimensions
  - c. Door and window sizes and locations.
  - d. Label all rooms with use of room.
2. Elevations
  - a. Overhangs, including showing depth.
  - b. Roof pitch.
  - c. Roof materials.
  - d. All sides of house.
  - e. The street facing elevations shall show all architectural features, windows and doors, plate height for each story and overall plate height.
3. Framing plan
  - a. Rafters, joists, and header sizes.
  - b. Spacing and spans.
  - c. I-joist plans if applicable.
4. Wind bracing plan
  - a. Braced wall panel types and locations
  - b. Hardware specifications
5. Foundation plan
  - a. Engineered foundation plan.
  - b. Engineered foundation letter.
  - c. Engineered foundation inspection (Due by Final)
6. Electrical plan
  - a. Meter and disconnect locations.
  - b. Water heater location.
  - c. All receptacles, switches, fixtures, smoke/co alarms, exhaust fans
7. Mechanical Plan
  - a. Condenser location
  - b. Furnace location (Indicate access and working space)
  - c. Duct layout with duct sizes (including exhaust and fresh air)
  - d. Return air location(s)
8. Plumbing plan
  - a. Sewer line plan
  - b. Location of all gas appliances.
  - c. Sizing of gas line from gas meter to each appliance.
  - d. BTU load
9. Site plan
  - a. Drawn to scale.
  - b. Show north arrow.
  - c. Show any easements.

- d. Show building setbacks. (Rear, both sides, front, and from garage)
  - e. Show driveway location.
  - f. Show all structures on site (retaining walls, fences, sidewalks, etc.).
  - g. Show property lines and distances from other structures.
  - h. Legal lot description and address.
  - i. Show dimensions of impervious surfaces (areas not landscaped).
10. Drainage plan
- a. Directional arrows showing the flow of runoff from the structure and property.
  - b. Any proposed structures in the path of runoff – fences, patios, etc.
  - c. Retaining wall location and height called out.
  - d. Some grade elevations – need front and back property lines and corners of structures (including garages).
  - e. Finished floor elevation.
11. HVAC calculations
- a. Manual J & S load calculation for air conditioning
  - b. Manual D for Duct Design
12. Energy compliance
- a. Approved energy code compliance report  
[www.energycodes.gov](http://www.energycodes.gov)
  - b. Denison Residential Energy Testing Compliance Certificate (Due at Final)



City of Denison  
Residential Energy Compliance Path  
Energy Code Requirements of the 2024 IECC (IRC) as amended  
**Submit with application for either**



**A building permit OR**  **A Certificate of Occupancy**

Project Address: \_\_\_\_\_

Project shall comply with one of the following:

- **Option #1 – Prescriptive Compliance: Sections R401 through R404 (N1101 through N1104)**
- **Option #2 – Simulated Building Performance Compliance: Section R405 (N1105)**
  - *Includes compliance with requirements from Sections R401 through R404 as indicated in Table R405.2*
- **Option #3 – IECC Energy Rating Index Compliance: Sections R406 (N1106)**
  - *Includes compliance with requirements from Sections R401 through R404 as indicated in Table R406.2*
    - *Note: The HERS® index is not valid for code compliance.*
- **Option #4 – ENERGY STAR Certified Homes® R104.1.1 (N1101.4)**
  - *Includes compliance with requirements from Sections R401 through R404 as indicated in Table R406.2*
  - *Includes compliance with requirements from Section R402.5.1.2 (N1102.5.1.2), R403.3.7 (N1103.3.7), R403.3.8 (N1103.3.8), and R403.6.3 (N1103.6.3).*
    - *Note: Each 1- and 2-family dwelling shall be tested.*
- **Option #5 – HB 3215 (87R) Home Energy Rating System Index Compliance**
  - *Includes compliance with ANSI/RESNET/ICC 301, as it existed on January 1, 2021.*
  - *Includes compliance with the Mandatory requirements of 2018 IECC Section R406.2.*
  - *Includes compliance with Building thermal envelope provision of 2018 IECC R402.1.2 or 2018 IECC R402.1.4.*

**Attach appropriate site-specific design compliance report and inspection checklist.**

**Name and version of the compliance software (if selecting Option 2 through 5):** \_\_\_\_\_

I certify that I have verified insulation materials and R-values; fenestration U-factors and SHGC values; area-weighted average U-factor and SHGC calculations; mechanical system design criteria; mechanical and service water heating system and equipment types, mechanical ventilation, sizes and efficiencies; equipment and system controls; duct sealing, duct and piping insulation and location; air sealing details; and that the project as designed satisfies the minimum requirements for the compliance approach selected above.

**Agency and Certification Number:** \_\_\_\_\_

**Signature of Responsible Party:** \_\_\_\_\_

**Printed Name and Title of Responsible Party:** \_\_\_\_\_



City of Denison  
Residential Energy Testing Compliance Certificate  
Energy Code Requirements of the 2024 IECC (IRC) as amended  
*Provide this form at building completion prior to final inspections*



Project Address: \_\_\_\_\_ Permit Number: \_\_\_\_\_

**BUILDING THERMAL ENVELOPE TESTING VERIFICATION R402.5.1.2 (N1102.5.1.2)**

\_\_\_\_\_ ACH50\*       \_\_\_\_\_ CFM per SF of dwelling unit enclosure\*

I certify that I have conducted **building thermal envelope air leakage testing and the building thermal envelope has passed the requirements of 2024 International Energy Conservation Code or 2024 International Residential Code, applicable and as amended locally**. I further certify the testing was conducted in accordance with ANSI/RESNET/ICC 380, ASTM E779, ASTM E1827, or ASTM E3158 and that I am a third party as approved by the building official.

Agency and Certification Number: \_\_\_\_\_

Signature of Responsible Party: \_\_\_\_\_

Printed Name and Title of Responsible Party: \_\_\_\_\_

**DUCT SYSTEM LEAKAGE TESTING VERIFICATION R403.3.8 (N1103.3.8)**

**System #1 - \_\_\_\_\_ CFM25    System #2 - \_\_\_\_\_ CFM25    System #3 - \_\_\_\_\_ CFM25**  
**System #4 - \_\_\_\_\_ CFM25    System #5 - \_\_\_\_\_ CFM25    System #6 - \_\_\_\_\_ CFM25**

I certify that I have conducted a **total duct leakage testing and the duct system(s) has passed the requirements of the 2024 International Energy Conservation Code or 2024 International Residential Code, applicable and as amended locally**. I further certify that the testing was conducted in accordance with ANSI/RESNET/ICC 380 or ASTM E1554.

Agency and Certification Number: \_\_\_\_\_

Signature of Responsible Party: \_\_\_\_\_

Printed Name and Title of Responsible Party: \_\_\_\_\_

**MECHANICAL VENTILATION AIRFLOW TESTING VERIFICATION R403.6.3 (N1103.6.3)**

**Whole-house System #1 - \_\_\_\_\_ CFM    Whole-house System #2 - \_\_\_\_\_ CFM**

**The Mechanical Ventilation Fan Efficacy meets the requirements of R403.6.2 and Table R403.6.2**

I certify that I have conducted **whole-house mechanical ventilation airflow testing and the Mechanical Ventilation Systems(s) have passed the requirements of the 2024 International Energy Conservation Code, 2024 International Residential Code or International Mechanical Code as applicable and as amended locally**. I further certify the testing was conducted in accordance with ANSI/RESNET/ICC 380 and that I am a third party as approved by the building official.

Agency and Certification Number: \_\_\_\_\_

Signature of Responsible Party: \_\_\_\_\_

Printed Name and Title of Responsible Party: \_\_\_\_\_

\* Per R402.5.1.3 (1102.5.1.3): The maximum infiltration rate for Option 1 Prescriptive Path is 3.0 ACH in Climate Zone 3. The maximum infiltration rate for all other compliance paths and climate zones is 4.0 ACH or 0.22 CFM per SF of the building thermal envelope area or the dwelling unit enclosure area, as applicable.