



COMMERCIAL ALTERATION/REMODEL BUILDING PERMIT REQUIREMENTS

CONSTRUCTION DOCUMENT SUBMITTALS: All documents are submitted online through MyGov and must be in PDF format.

TEXAS ACCESSIBILITY STANDARDS (TAS) REVIEW: On application to a local governmental entity for a building construction permit related to the plans and specifications, the owner shall submit to the entity proof that the plans and specifications have been submitted to the Texas Department of Licensing and Regulation (TDLR).

For submittal requirements, please contact TDLR: Website: <https://www.tdlr.texas.gov/> Phone: (800) 803-9202

Texas Department of Health Asbestos Survey: On application to a local governmental entity for a building construction permit related renovation or demolition; the owner shall submit to the entity proof that an asbestos survey has been conducted. www.dshs.texas.gov/asbestos/default.aspx or 1-800-572-5548.

PROFESSIONAL LICENSE: Drawings and documents shall be sealed, signed, dated and designed by a State of Texas Registered Architect, Registered Engineer, Registered Interior Designer, where applicable as required by the State of Texas Engineering and Architect Practice Act.

NECESSARY DRAWINGS: The following is a general outline of drawings necessary for plan review (Building Inspections may request additional information if necessary).

1. Scope of work
2. Site plan (provide complete parking analysis if there is a change in use).
3. Floor plans (include the location of the project within the building for additional/alterations) and roof plan.
4. Exterior elevations, building sections and wall sections.
5. Door schedules, window schedules and hardware schedules.
6. Construction details; interior elevations and interior finish schedule.
7. Structural plans must include; foundation plans, roof and floor framing plans, wall sections and details.
8. Plumbing plans
9. Mechanical plan.
10. Electrical plans
11. Energy Conservation information and ComCheck Compliance Sheet, www.energycodes.gov

NOTES:

1. Contact Fire Department for fire sprinkler requirements. firemarshal@denisontx.gov
2. Required fire assemblies (other than assemblies listed in Table 720 of the currently adopted I.B.C.) Shall be accompanied by an approved fire resistance rating and corresponding design or file number on plans and details.
3. Drawings must be drawn to scale, dimensioned and of sufficient clarity.
4. Plan review fees are non-refundable.
5. Permit holder is responsible for requesting and completing all required inspections.
6. Contact the Health Department regarding construction requirements for food establishments. <https://www.co.grayson.tx.us/page/hlth.home>
7. View the current adopted codes and zoning ordinances at https://library.municode.com/tx/denison/codes/code_of_ordinances