



Development Services

Building Department

300 W. Main

Denison, Texas 75020

(903) 465-2720

www.cityofdenison.com

New Residential Plan Submittal Requirements

All new SFRs, Duplexes, and Townhomes are required to be submitted online. All lots shall be platted before a permit is issued.

Please submit your complete set of plans following the order below.

Site Plan/Approved Site Plan

- Drawn to scale
- Drainage directions, with arrows
- North arrow
- Easements
- Building set-back lines
- Driveway location, including the required minimum parking.
- All structures on site, including accessory buildings, fences, sidewalks (include width), retaining walls, etc.
- Distances to other structures and property lines.
- Legal lot description and address
- Include dimensions of impervious surfaces (area not landscaped).

Elevation Plans

- All sides of house, the street facing elevations shall show all architectural features as well as exterior finishes, windows and doors, plate height for each story, and overall plate height
- Roofing materials
- Roof pitch
- Overhangs, shall include depth

Foundation Plans

- Engineered Foundation plan
- Engineered Foundation letter

Floor Plans

- To scale
- Dimensions
- Door and window sizes and locations
- Label all rooms with use of room
- Show MEP's and provide HVAC calcs

Wind Bracing Plans

- Braced wall panel types and locations
- Hardware specifications
- Alternative Engineered Design if design does not meet minimum code requirements

Roof, Ceiling & Floor Framing Plans

- Rafter, joist beams & header sizes, spacing and spans
- Alternative engineered design, if design does not meet minimum code requirements.

Energy Plans

2015 IECC Energy Code Compliance Projects shall comply with one of the following:

Prescriptive Approach

- Signed City of Denison 2015 IECC
- Plans that reflect compliance with the following requirements:
 - Residential Energy Compliance Certificate
 - Glazing = U-Factor 0.35 or less
 - Solar Heat Gain Coefficient = SHGC - 0.25 or less
 - Attic Insulation = R-value 38 or more
 - Wall Insulation = R-Value 17 or more
 - Floor Insulation = R-value 19 or more

Performance Approach

- Signed City of Denison 2015 IECC Residential Energy Compliance Certificate
- Compliance Report – Energy Star, IC3, ResCheck, HERS/Remrate, or other as approved by Building Official