



## Development Services

Building Department

300 W. Main

Denison, Texas 75020

(903) 465-2720

[www.cityofdenison.com/building](http://www.cityofdenison.com/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.**

Submitting anything other than the document required will result in the permit being denied.

- Site Plan/Survey (Stand Alone)
- Drainage Plan (Stand Alone)
- Manual J Load Calculations (Stand Alone)
- RES Check Energy Compliance (Stand Alone)

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 load calculation for air conditioning
12. Energy compliance
- a. Approved energy code compliance report  
[www.energycodes.gov](http://www.energycodes.gov)