



Development Services

Building

Department

300 W. Main

Denison, Texas 75020

(903) 465-2720

www.cityofdenison.com

Commercial Building Submittal Requirements

Please submit your complete set of plans following the order below

Per Section 28.13. of the City of Denison's Code of Ordinances, a formal Site Plan submittal to the Planning Department is required for all non-residential development, multi-family development, townhome developments, manufactured home parks, parking lot developments, and any increase that is greater than 30 percent of the existing buildings square footage for an existing non-residential structure or a multi-family development. The [Site Plan Checklist and Application](#) can be located on the Planning page of the City of Denison website along with [appropriate submittal dates](#). Please reach out to the Planning Department at planning@cityofdenison.com for more information.

Site Plan

- Property Lines and dimensions
- Easements
- Building locations
- Separation distance from all structures and property lines
- Street and Streets fronting property
- North arrow and scale
- Fence, Irrigation, and Sign permits shall be permitted separately

Architectural Plans*

- Code Compliance Statement
- Listed Assembly specifications or code reference for any required fire separation assemblies and details on the type of fire stop system used
- Building Floor Plan
- Building Elevation Plan
- Egress Plan
- Kitchen and equipment layout

Structural Plans*

- Types of materials used
- Size & Spacing of framing members
- Ceiling joists/truss layout
- Engineered plan for foundation design
- Wind bracing/Shear Wall plans

Plumbing Plans*

- Underground Plumbing layout for water, sewer and gas
- Plumbing Riser diagram for water, sewer and gas
- Sizing of meters & supply lines for water, sewer and gas
- Demand calculations for water and gas
- For establishments serving food or drinks, grease trap specifications, location, and calculations
- Plumbing Fixture Floor Plan

Mechanical Plans*

- Duct & Equipment layout
- Exhaust/Ventilation/Outside Air calculations and specifications for each piece of mechanical equipment, including CFM

Electric Plans*

- Electrical layout
- Light fixtures layout
- Panel & Riser diagram
- Electrical load calculations

Energy Plans

- 2015 Energy Code Compliance Reports for Envelope, Interior and Exterior Lighting, & Mechanical
- Completed 2015 IECC Commercial Compliance Path Form

Projects Valued over \$50,000 must include registration number from the TDLR*

***All plans must comply with the Texas Engineering Practice Act and Rules, Texas Board of Architectural Examiners, and Texas Department of Licensing and Regulation.**