



Revised 5/9/16

COMMERCIAL CONSTRUCTION PERMIT APPLICATION

REVIEW TIME: (OF 10 WORKING DAYS)

Permits Department
956-361-3804 EXT. 403
400 N. Travis St.
San Benito, Texas 78586

PERMIT # ASSIGNED: _____ **Time-In** _____

Type of Construction: ___ New Construction ___ Addition ___ Renovation ___ Roofing ___ General Repair
___ Shell Only ___ Tenant Finish-out ___ Commercial Fencing ___ Driveway

Project Name: _____

Project Site Address: _____

Subdivision Name: _____ **Lot** _____ **Block** _____

PLATTED: Yes ___ No ___ *******Building Permits CAN NOT Be Issued On Property That Is NOT Platted**

Type of Occupancy Use:

Public Use _____ Private Living Use (Over 2 Apartments) _____ Industrial/Manufacturing _____

Other/Occupancy Type: _____

Existing/Intended Use (Be Specific): _____

Name	Address, City, Zip	Phone #'s	E-mail
Contractor:			
Property/Home Owner:			
Engineer:			
Architect:			
SUBCONTRACTORS			
Electrician:			
Plumber:			
Mechanical:			

Building Sprinkle System: Yes: _____ No: _____	Building Fire Alarm: Yes: _____ No: _____
Total Square Footage (build or renovate):	Occupant Capacity:
I.F.C. Building Classification:	I.F.C. Building Group Use:

CHECKLIST: (Minimum Required) *Other requirements may apply, pending proposed use	
___ 2 Sets of Engineered Plans ___ 2009 Com-Check ___ Windstorm ___ All Spec. Plans	
Separate Plans: ___ Water Distribution Plans ___ Waste Water Plans ___ Storm water/Drainage Plans	

PERMIT # ASSIGNED: _____

# of Buildings:	Foundation Type:	Building Cost: \$
# of Floors:	Roof Type:	Electrical Cost: \$
Total Building Height: Feet: _____	TOTAL SQUARE FOOTAGE of PROJECT:	Plumbing Cost: \$
Units/Offices per Floor: 1 st : _____ 2 nd : _____ 3 rd : _____	Total Sq. Ft. per Floor: 1 st : _____ 2 nd : _____ 3 rd : _____	Mechanical Cost: \$
		TOTAL PROJECT COST: \$

SETBACK COMPLIANCE SECTION

	Front	Rear	L side	R side	Total Lot Size (in Sq. Ft.)	Flood Zone	Flood Elevation
Property Setbacks							

Sign:

Will an *ON* or *OFF* premise sign be installed for advertising of this project/business?
(If Yes, then a Sign Permit must be filed) Yes _____ No _____.

Temporary Utility Services:

Do you need a C-Loop or Temporary Pole/ Electrical Service? Yes _____ No _____.
Do you need a Water/Sewer Tap Application for service? Yes _____ No _____.

EAB#: _____ if Construction value is greater than \$50,000.

***Texas Department of Licensing and Regulation:** Requires an E.A.B. (Elimination of Architectural Barriers) Project # for ALL PROJECTS equal to or greater than \$50,000. (www.tdlr.state.tx.us)

Is a **Renovation** or **Demolition** to occur on this project? Yes _____ No _____

If Yes, a Demolition permit, a copy of the Asbestos Survey and a San Benito Contractor's Demolition Site Record must be provided prior to project continuation.

***Effective January 12, 2002- Renovations & Demolitions to Commercial/Multi Family Buildings:**
Require an asbestos survey in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standard for Hazardous Air Pollutants (NESHAP) (www.dshs.state.tx.us/asbestos)

Construction Requirements to include all types of construction listed on page 1:

*I hereby agree to comply with City of San Benito ordinances, codes and state laws and assume all responsibility for such compliance, and that a Certificate of Occupancy will not be issued until construction is completed. Any deviation, modification or change from the plans or other documentation submitted will be declared a violation of this permit, unless authorization is given and upon submitting the corresponding plans showing the same. All waste, garbage and dumpster pickup must be supplied by REPUBLIC SERVICES (956)423-7316. All permits must be secured separately: electrical, plumbing, HVAC and irrigation. All inspection requests shall be the responsibility of the contractor, giving **24 hour** notice prior to inspection. This permit becomes **NULL** and **VOID** if authorized construction is not commenced within 6 months. If construction is not completed within **1 YEAR**, a new permit must be obtained at construction value only. I have read and examined this application and know the same to be true and correct, and that all provisions of laws, ordinances and codes governing this type of work will be complied with whether specified herein or not, and the granting of a permit **DOES NOT** presume to give authority to violate or cancel the provisions of any other state or local law regulating the performance of construction.

Contractor Or Owner Signature

Contractor Or Owner Print

Date

ALL INCOMPLETE PACKAGES WILL DELAY YOUR BUILDING PERMIT BEING ISSUED ON A TIMELY BASIS. NO BUILDING PERMITS WILL BE ISSUED FOR ANY COMMERCIAL CONSTRUCTION WITHOUT THE FOLLOWING.

Builder must register with the City of San Benito as a general contractor (sub-contractors to register in their specialized field).

COMMERCIAL PROJECTS: *Other requirements may apply, pending proposed use

- 1) Two (2) full sets of plans (24 IN X 36 IN) will include list (a-g). ALL Commercial Construction plans that meet items **a)** 5,000 sq. ft or larger **or b)** Occupancy type A=Assembly or I=Institutional is required to have a Certified Engineers signature and seal.
 - a. Electrical load calculations and panel diagrams.
 - b. Plumbing details.
 - c. HVAC layout and load calculations.
 - d. Foundation plan to include wood, steel or engineered post tension w/details.
 - e. Typical wall section.
 - f. Exterior elevations (all four sides).
 - g. Roof section with joist and rafter layout, or engineered roof truss layout and dimensions.
 - h. Location of storm water silt fence, BMP-SWP3, location of construction drive way, concrete clean out and location of portable toilet.

- 2) Submit Plot Plan/Site Plan showing:
 - Address of property
 - Legal description of the property
 - Building setback lines
 - Parking – 9' X 20' to be of asphalt or concrete
 - Landscaping – 10% of gross building site area
 - Sidewalks with locations and sizing
 - Location, type and dimensions of fencing
 - Trash bin location, and screening enclosure

Submitted Separately:

- 3) A copy of the Letter of Intent to TCEQ
- 4) Utility Drainage/Storm Water Plans
- 5) Utility Water Distribution Plans
- 6) Utility Waste Water Plans
- 7) Backflow Prevention Device registration report.
- 8) Com Check.
- 9) Windstorm **(WPI-1)** load of 110 miles an hour (submit compliance certificates signed and sealed from an approved agency certified to do structural design and approved by the building official).
- 10) E.A.B. number as required by the State of Texas License & Registration on construction cost over \$50,000

If required by Occupancy use and/or Fire Code

- 11) Fire Alarm Specifications/Plans.
- 12) Fire Sprinkler System plan (ISO review required prior to submittal)
- 13) Smoke Alarm System and/or Fire Extinguishers

The following items require separate permits:

- Signage Permit
- Fence Permit