



RESIDENTIAL/COMMERCIAL PLAN REVIEW CHECKLIST
 For Building Permits (Municode Chapter 6, Article III)
 Adopted codes (with City Amendments) per Ordinance 429:
 2015 International Residential Code (IRC)
 2015 International Building Code (IBC)

Plan Review For:		Phone:
Address:		Plan Review Fee Paid:
Date:		Reviewed by:
Type of Construction:	Building Materials: Wood / Masonry	

Submittal Requirements:

- Square footage of:

- Livable area Residential Commercial
- Garage
- Porches Sq. Ft. _____
- Patio covers
- Other areas (identify use)

- Identify proposed construction from existing structure(s).

1. Plan: Three copies of the building plans DRAWN TO SCALE with sufficient clarity and detail to indicate the nature and character of the work.

_____ a. Site plan showing the location of all buildings on the property, water and gas meters and electrical service line locations. Show required setbacks and lot dimensions, utility Right of way and easements.

Comments: _____

_____ b. Drawings showing front, sides and rear elevations. Wall section showing construction of walls, and connection to the roof and floors. A floor plan with dimensions showing electrical, plumbing, heating, and cooling outlets and fixtures.

Comments: _____

_____ c. Roof framing shall indicate the size and type of joists, rafters and roofing materials required for stick framing or manufacture's specifications of prefabricated trusses. Must be signed and sealed by licensed engineer.

Comments: _____

_____ d. Foundation plan showing required footings needed for bearing walls. Post tension monolithic slabs require an engineer's seal.

Comments: _____

_____ e. Buildings and structures three stories or higher must be designed by a licensed engineer and / or architect.

Comments: _____

_____ f. Energy Conservation calculations (Mechanical); Manual J, REScheck/COMcheck
 Comments: _____

_____ 2. Zoning and Subdivision Regulations are determined by the Building Official and need to comply with the Building Code requirements.

_____ 3. Wastewater system: A public sewer system or private septic system must be in place, ready for hook-up, before permit can be issued. All private septic systems must be approved and licensed by the El Paso City/County Health District.

Comments: _____

FEMA FIRM Flood Zone Elevation Certificate Req? ___ Yes ___ No

On-site Ponding Req? ___ Yes ___ No. Check SqFt ratio. _____

(Impermeable Surface Area/Total Lot Area cannot exceed 50%)
