



Residential New Homes

MyGovernmentonline.org

Please complete the application and answer all question on the application correctly before submitting it to the Jurisdiction. After answering all the questions please upload the following documents for and easy review process.

All documents needed for a Residential New Building Permit will need to be in a PDF format.

- [Water Utility Application](#)
- [Contractor Registration Form](#)

The City has adopted the Following Codes

2018 IRC International Residential Code	2018 IMC International Mechanical Code
2018 IBC International Building Code	2018 IPC International Plumbing Code
2018 IECC International Energy Conservation Code	2018 ISPSC International Swimming pool and Spa Code
2018 IEBC International Existing Building Code	2018 IFC International Fire Code
2018 IPMC International Property Maintenance Code	2020 NEC National Electric Code

Plot Plan of the lot and details including:

- Building footprint and driveway location/dimensions including the length with width and North indicated
- Sidewalk location and width, ADA compliance
- Landscape plan: This plan needs to demonstrate compliance with the applicate zoning ordinance.
- Building setbacks to property lines and all utility easements

Architectural and Structural.

- Use of all rooms and spaces on dimensioned floor plan include all Net square footages, this includes all square footage under roof, porches, garages and covered patios
- Building elevations (complete building)
- Framing details for all walls, floors, ceilings, and roofs
- Sections with construction details for proposed foundations, floors, columns, beams, walls, partitions, ceilings and roof
- Door and window schedules
- Glazing information
- Stair and/or ramp details including guardrail, handrail details, and landing dimensions
- Insulation-Value documents for all cavity and continuous insulation components
- Locate smoke detectors (game rooms and media rooms with closing door require a smoke detector)
- All Plans or documents need to be stamped by licensed architect and licensed engineer
- Windstorm 140mph for 3second gust (specific address, designed and sealed by a license professional engineer)
- Elevation Certificate

Mechanical Plans and Details

- HVAC Locations
- Equipment sizing
- Duct layout

Electrical Plans and Details

- Layout
- Service information and location
- Riser diagram
- Load study



Energy Calculations

- REScheck compliance statements
- Manual J
- Cost compliance

Plumbing Plans and Details

- Layout
- Underground plumbing and riser diagram including venting
- Fixture layout and information
- Gas meter location and piping layout
- Plumbing Riser Diagram for Water Supply and Distribution System for site Location and Building

Stone, Stucco, Masonry Requirements

Please refer to the Code of Ordinance sec. 42-249 Residential areas need to incorporate a minimum of 50 percent brick on all façades.

Note: “If needed” Additional Permit’s needed to go through the [My Government Online](#).

Irrigation Plan

- All backflow devices must have a “[Backflow Prevention Assembly Test](#)” performed by State Licensed Backflow Prevention Assembly Tester prior to issuance of any Certificates of Occupancy.
- Irrigation plans shall be submitted showing fixtures, connection points, and irrigation lines.
- License irrigator must apply

Landscape Requirements

Each new single-family residential lot requires the minimum tree and shrub plantings:

Two deciduous canopy trees with a height at maturity of 30 feet or greater.

Two ornamental trees.

Four evergreen shrubs, equal in size to at least a five-gallon-container-size shrub; or eight small shrubs, equal in size to at least a two-gallon-container-size shrub.

Lots in excess of 10,000 square feet shall have one additional canopy tree and one additional ornamental tree. An additional canopy tree and ornamental tree are required for every additional 10,000 square feet lot size.

Additional canopy, ornamental or evergreen trees are encouraged to be planted in excess of the minimum requirements, particularly on lots that will abut collector or arterial streets or non-residential uses.

All single-family residential lot landscaping shall be installed prior to receiving a certificate of occupancy. All common areas in residential developments shall be landscaped prior to the issuance of a certificate of occupancy.