

**BUILDING PERMIT APPLICATION**(2 full sets of plans must be submitted with completed application)**I. JOB INFORMATION**

Address for Proposed Job	Lot / Block Number	Business Name (if applicable)	Total Sq. Ft. of Bldg.
Current Land Use	Proposed Land Use*	Value of Work (labor/materials)	

\* Please be advised, final determination of proposed land use is subject to planning review and any change in land use will require a Certificate of Occupancy. Please visit with a Building and Planning Division Staff member regarding this process.

Type of Work: ☐ New Residential ☐ Roof - New ☐ Exterior Alterations ☐ Fence ☐ General Repairs  
☐ New Commercial ☐ Roof - Repairs ☐ Interior Alterations ☐ Addition ☐ Other

**Describe proposed work** (Description must be specific and detailed. Lack of project details may result in the delay of issuance of the permit or the issuance of a “red tag” to stop work until proper permits are approved):

Will any portion of the parking lane, sidewalk area, alley or City right-of-way be used or blocked with such items as scaffolding, debris, machinery/equipment (crane, man lift, etc.) temporary fence, or dumpster in conjunction with the project? Yes\* \_\_\_\_\_ No \_\_\_\_\_

- If yes, per Section 32-5 of the City Code, a **separate** temporary License to Use the City right-of-way permit is required. Please contact the Administrative Division at 409/797-3660 or obtain permit information from [www.cityofgalveston.org](http://www.cityofgalveston.org).

Was there previously a structure at this site? Yes \_\_\_\_\_ No \_\_\_\_\_

**II. APPLICANT INFORMATION** (Check One): ☐ Owner ☐ Tenant ☐ Contractor ☐ Architect ☐ Engineer

Applicant Name	( ) Telephone
Mailing Address	( ) Alternative Telephone and/or Fax

Email Address(es) (Email address will be utilized as the primary method of communication to discuss or notify applicant of project status, including, but not limited to project approval, denial or request for additional information.)

**III. OWNER INFORMATION** Property Owner must sign the application or submit a letter of authorization.

Property Owner Name	( ) Telephone
Mailing Address	( ) Alternative Telephone and/or Fax

**IV. CONTRACTOR/ARCHITECT/ENGINEER INFORMATION** Please note, anyone listed below will be permitted to discuss and obtain information relating to this project.

Contractor	Mailing Address	City Registration No.	( ) Telephone
Architect	Mailing Address		( ) Telephone
Engineer	Mailing Address		( ) Telephone

## V. ASBESTOS SURVEY INFORMATION

An asbestos survey has been conducted in accordance with the Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) for the areas being renovated and/or demolished.

Yes \_\_\_\_\_ No\* \_\_\_\_\_

\* If the answer is No, then as the owner/operator of the renovation/demolition site, I understand that it is my responsibility to have this asbestos survey conducted in accordance with Texas Asbestos Health Protection Rules (TAHPR) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) prior to a renovation/demolition permit being issued by the City of Galveston.

## VI. ARCHITECTURAL BARRIERS INFORMATION

For all non-residential projects in excess of \$50,000.00 of valuation, please provide project registration number: \_\_\_\_\_

## VII. SEPTIC SYSTEMS

Elevation of the septic tank shall not create drainage runoff onto adjacent property. Drainage must flow either to street right-of-way or designated easement.

## VIII. FLOOD PLAIN MANAGEMENT (FEMA) INFORMATION

This structure must meet the FEMA base flood elevation of \_\_\_\_\_ M.S.L. Please be advised, an Elevation Certificate will be required prior to a framing inspection.

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**NOTICE:** Separate permits are required for Electrical, Plumbing, HVAC, and signs. It is a violation of the City Code to remove/damage trees located in the city right-of-way. No building may be occupied until a Certificate of Occupancy (CO) has been issued. Temporary electrical service will be terminated after 90-days unless a CO has been issued or an extension has been granted. No permanent electrical service will be granted without a permanent CO. As per section 106.3.1 of the City Building Code, no person shall make connections to a utility, source of energy, fuel or power to any building or system which is regulated by the technical codes for which a permit is required, until released by the Building Official and a Certificate of Occupancy or Completion is issued. This permit becomes null and void if substantial work or construction authorized is not commenced within 6-months at any time after work is commenced.

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It is the owner's responsibility to ensure that the project conforms to the Texas Accessibility Standards and is certified prior to start of any construction project over \$50,000. The City of Galveston does not certify that projects submitted for permits comply with the Architectural Barriers Act, Article 9102, Texas Civil Statutes. I hereby certify that I have read and examined this application and know the same to be true and correct. I have read and understand the codes and all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction. Signatures below constitute the agreement to hold the City of Galveston staff or representative harmless for any omissions or deficiency created by the above construction. I will not allow the subject property to be occupied until the City of Galveston has approved and completed all final inspections and issued a Certificate of Occupancy.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Contractor or Applicant

\_\_\_\_\_  
Date

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*I hereby certify that I have read and examined this application and know the same to be true and correct. I have read and understand the codes and all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction. I certify that I am the design engineer of record and the structure, and all of the pilings, walls or columns used for structural support have been designed and anchored so as to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on the building components. Water loads include wave action, drag forces, and debris impact forces, in accordance with all city codes and ordinances. Signatures below constitute the agreement to hold the City of Galveston staff or representative harmless for any omissions or deficiency created by the above construction.*

\_\_\_\_\_  
Signature of Engineer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Registration No.

Accepted by: \_\_\_\_\_  
Building Division Staff

Date: \_\_\_\_\_

Residential: \_\_\_\_\_

Commercial: \_\_\_\_\_

The examination of the submitted documents does not relieve the owner, designers, contractors, engineers, or their representatives from their individual or collective responsibilities to comply with applicable provisions of the adopted codes. This examination by the Building Inspector or Building Official is not to be construed as a check on every item in the plans and submitted documents, and does not prevent the Building Official from hereafter requiring corrections of errors in plans or construction.

**Departmental Review Subject to:**

<u>Department of Public Works</u>  Date:	<u>Subject to:</u>	
<u>Planning Division</u>  Date:	<u>Subject to:</u>	Commission Case #
		LC Admin. Approval
		LC Case #
<u>Fire Department</u>  Date:	<u>Subject to:</u>	
<u>Floodplain Administrator</u>  Date:	<u>Subject to:</u>	
<u>Building Division</u>  Date:	<u>Subject to:</u>	
<u>Other:</u>  Date:	<u>Subject to:</u>	

**Associated Fees:**

- |                          |                                   |                                   |
|--------------------------|-----------------------------------|-----------------------------------|
| 1. Electrical: _____     | 8. Site Plan Approval: _____      | 15. Fire Marshal: _____           |
| 2. Plumbing: _____       | 9. Parking Area Permit: _____     | 16. Site Inspection Fee: _____    |
| 3. Mechanical: _____     | 10. Historic Dist. Admin: _____   | 17. Energy Code Review: _____     |
| 4. Planning: _____       | 11. After Hours Inspection: _____ | 18. Energy Code Inspection: _____ |
| 5. Development: _____    | 12. Re-inspection: _____          | 19. Fireplace: _____              |
| 6. Permit Fee: _____     | 13. CO (new land use): _____      |                                   |
| 7. Plan Check Fee: _____ | 14. Backflow Inspection: _____    |                                   |
- Total Fee Amount:** \_\_\_\_\_

## **BUILDING PERMIT CHECKLIST**

**(2 full sets of plans must be submitted with completed application)**

### **YES- YOU NEED A PERMIT FOR THE FOLLOWING:**

- ✓ Block the sidewalk, parking lane, etc. temporarily with a construction dumpster, temporary fence, machinery, debris, etc.
- ✓ Building or replacing a fence
- ✓ Replacing a roof, or portions of a roof
- ✓ Building or modifying a deck
- ✓ Adding rooms, decks, porches, accessory buildings
- ✓ Installing new siding
- ✓ Replacing an electric stove with a gas model
- ✓ Building or modifying a sign
- ✓ Building retaining wall
- ✓ Place any fill on a property (requires drainage plan)
- ✓ Food establishments (new or altered) require additional permit for grease traps
- ✓ Constructing new driveway (requires right-of-way permit from Public Works, and subject to applicable Beach/Dune regulations from Division of Planning)

**When in doubt, check with the permitting division at 409/797-3620. Construction without a permit will result in double or triple permit fees, and may result in corrective action through Municipal Court. We are here to help you with any questions, so please contact staff in advance of your project to avoid any delays in obtaining your permit(s).**

Applicable City Codes, which apply to all projects, are listed as following, in no specific order:

Code of the City of Galveston\*

2006 International Building Code, with local amendments (Chapter 10 of City Code)

2006 International Residential Code, with local amendments (Chapter 10 of City Code)

2006 International Energy Code (Chapter 10 of City Code)

2006 International Fuel and Gas Code (Chapter 21 of City Code)

2006 Mechanical Code, with local amendments (Chapter 21 of City Code)

2006 International Fire Code

National Electrical Code, 2005

Subdivision Regulations

Flood Ordinance No. 02-085

Zoning Standards, 1991 amended version\*

2001 Comprehensive Plan\*

Design Standards for Historic Properties in Galveston\*

Please visit the City of Galveston website for additional information at [www.cityofgalveston.org](http://www.cityofgalveston.org).

\* Denotes codes available on City of Galveston website

## GENERAL BUILDING PERMIT CHECKLIST

(2 full sets of plans must be submitted with completed application)

In order for a building permit application to be accepted and processed for approval, the following items must be submitted and/or addressed in the permit drawings (please check-off accordingly):

<u>ITEM FOR SUBMITTAL</u>	<u>DESCRIPTION</u>	<u>DIVISION</u>
<input type="checkbox"/> COMPLETED BUILDING PERMIT APPLICATION	- with all associated signatures and information. All blanks of the application must be completed with the requested information or N/A where appropriate.	All
<input type="checkbox"/> COMMERCIAL PERMIT CHECKLIST INFORMATION	- All items noted on the “Commercial Building Permit Checklist” must be addressed on the submitted building plans. Please discuss your project with a member of the building division for clarification of any noted item.	Building / Fire
<input type="checkbox"/> COMPLETED TEMPORARY LICENSE TO USE APPLICATION	- with site plan, project timeline, and traffic routing information. Application should be submitted at the same time of building permit application to avoid delay in approval.	Planning
<input type="checkbox"/> DETAILED SITE PLAN	- to scale, indicating all applicable setbacks, property line location, associated streets, and placement of proposed improvements. Please see samples provided.	All
<input type="checkbox"/> ENGINEERED PLANS	- required for all new construction or significant modification of existing construction, per the building division staff. Please refer to additional instruction sheet regarding information required for commercial structures.	Building
<input type="checkbox"/> ELEVATION CERTIFICATE	- required for all new structures	Building
<input type="checkbox"/> PROPERTY SURVEY	- if available for all new construction including additions or expansions	All
<input type="checkbox"/> LAND USE INFORMATION	- provide details of existing and proposed land use, including operations, personnel specifications, services provided, etc. (floor plan/layout required)	All
<input type="checkbox"/> OFF-STREET PARKING PLAN	- required for all multi-family residential and non-residential projects (refer to Section 29-67 of the Zoning Standards)	Planning
<input type="checkbox"/> LANDSCAPING PLAN	- required for all residential and non-residential projects (refer Sections 29-67(g), 29-99(e) and 29-102 (i) and (j) and of the Zoning Standards)	Planning
<input type="checkbox"/> ADA REGISTRATION #	- for all non-residential projects over \$50,000.00 of valuation	Building
<input type="checkbox"/> ENERGY CODE (COMMERCIAL)	- refer to separate handout entitled “City of Galveston Energy Code Requirements”	Building
<input type="checkbox"/> ENERGY CODE (RESIDENTIAL)	- refer to separate handout entitled “City of Galveston Energy Code Requirements”	Building
<input type="checkbox"/> MECHANICAL CODE	- heat load calculations required for all new systems and full system replacements	Building
<input type="checkbox"/> ASBESTOS SURVEY	- required for all commercial alteration, renovation or demolition (includes residential more than 4 units)	Building
<input type="checkbox"/> HISTORIC DISTRICTS	- photos of the existing area or structure along with drawings of proposed changes or alterations (refer to Section 29-80 of the Zoning Standards and the Design Standards for Historic Properties in Galveston)	Planning
<input type="checkbox"/> DRAINAGE PLAN	- required for all new development where alterations to the drainage patterns may occur, or where no drainage provisions currently exist	Public Works

**COMMERCIAL BUILDING PERMIT CHECKLIST****Commercial Plan Information Required****(2 full sets of plans must be submitted with completed application)**

In order for a commercial building permit application to be accepted and processed for approval, the following items must be submitted and/or addressed in the permit drawings (please check-off accordingly):

<u>ITEM FOR SUBMITTAL</u>	<u>DESCRIPTION</u>	<u>DIVISION</u>
<input type="checkbox"/> COMPLETED BUILDING PERMIT APPLICATION	- with all associated signatures and information. All blanks of the application must be completed with the requested information or N/A where appropriate.	All
<input type="checkbox"/> GENERAL PERMIT CHECKLIST INFORMATION	- All items noted on the "General Building Permit Checklist" must be addressed on the submitted building plans. Please discuss your project with a member of the building division for clarification of any noted item.	All

For all new commercial projects, including renovation and remodel, all of the following items must be noted below or identified on the permit drawings. For your convenience, the applicable section of the Building Code is included:

- ☐ Principal Occupancy Classification(s) - Chapter 3 of the International Building Code
- ☐ Building Area, per floor: \_\_\_\_\_
- ☐ Building area, per floor: \_\_\_\_\_
- ☐ Number of stories: \_\_\_\_\_ Permitted number of stories: \_\_\_\_\_ Table 503 of the IBC
- ☐ Establish lowest level of Fire Department vehicle access: \_\_\_\_\_
- ☐ Review Chapter 9 for fire sprinkler requirements. (See Item 42 for more information) Buildings with a floor level of 55 or more feet above lowest level of Fire Department vehicle access and having occupancy load of 30 or more area required to be fully sprinkled. Section 903.2.12.3 (See Section 403 for high rise buildings)
- ☐ Is building to be fully sprinklered? \_\_\_\_\_ Type: NFPA 13      13R      13D
- ☐ Is building partially sprinklered? \_\_\_\_\_ If yes, please list areas to be sprinklered: \_\_\_\_\_

- ☐ Establish the location of the building on the site.

For optimum allowable area frontage increase, the building should be at least 30 feet from the property line. (60 feet for certain unlimited area buildings – Section 507) For optimum amount of unprotected openings the building should be more than 30 feet (measured perpendicular to the building from the property line) or centerline of the street. Except for Type IIB and VB construction, the building should be greater than 30 feet from the property line or centerline of the street. Except for Type IIB and VB construction, the building should be greater than 30 feet from the property line or centerline of the street to allow for unlimited amounts of unprotected exterior openings (Table 704.8)

- ☐ Proposed Type of Construction: \_\_\_\_\_

Refer to Table 601 and 602 for the fire resistive requirements along with specifics for each construction type in Section 602. See Section 714.5 for exterior structural members located in exterior walls or along the outer lines of a building or structures.

- ☐ Means of Egress
- ☐ Exterior Walls (Section 704)
- ☐ Fire Walls (Section 705) (Typically used to separate Types of Construction or for allowable area purposes.)

- ☐ Fire Barriers (Section 706) (Typically used for separation of shafts, exits, exit passageways, horizontal exits, incidental use areas, separation of occupancies or single occupancy fire area separations.)
- ☐ Shaft and Vertical Exist Enclosures (Section 707)
- ☐ Fire Partitions (Section 708) (Typically used for dwelling unit separation, guestroom separation in Group R-1, R-2 and I-1 occupancies, walls separating tenant spaces in covered mall buildings, corridor walls and elevator lobby separation)
- ☐ Smoke Barriers (Section 709) – Required in Group I-2, I-3 occupancies (Section 407) and are used for area of refuge separation (Section 1007.6.2).
- ☐ Smoke Partitions (Section 710)
- ☐ Horizontal Assemblies (Section 711) Generally applies to roof and floor assemblies required to have a fire-resistance rating.
- ☐ Penetrations (Section 712)
- ☐ Fire resistant joint systems (Section 712)
- ☐ Fire resistant rating structural members (Section 714)
- ☐ Opening protectives (Section 715)
- ☐ Ducts and Transfer Openings (Section 716)
- ☐ Concealed Spaces (Section 717)
- ☐ Fire resistance for plaster should comply with Section 718
- ☐ Thermal- and sound-insulating materials should comply with Section 719
- ☐ Prescriptive fire-resistance should comply with Section 720
- ☐ Calculated fire-resistance should comply with Section 721
- ☐ Interior Finishes (Chapter 8)
- ☐ Automatic Sprinkler Systems (Section 903)
- ☐ Standpipe systems (Section 905)
- ☐ Portable Fire Extinguishers (Section 906)
- ☐ Fire Alarm and Detection Systems (Section 907)
- ☐ Emergency Alarm Systems (Section 908)
- ☐ Smoke Control Systems (Section 909)
- ☐ Smoke and Heat Vents (Section 910)
- ☐ Fire Command Center (Section 911)
- ☐ Accessibility (Chapter 11)
- ☐ Interior Environment (Chapter 12)
- ☐ \_\_\_\_\_ Exterior walls should comply with Chapter 14
- ☐ \_\_\_\_\_ Roof assemblies and rooftop structures should comply with Chapter 15
- ☐ \_\_\_\_\_ Required Special Inspections should be determined in accordance with Section 1704.