



City of Tom Bean, Texas

New Residential Plan Review Checklist

Address: _____ **Date Received:** _____

The City of Tom Bean has adopted the 2005 NEC and the 2009 IBC, IRC, IECC, IMC, IPC, and IFC.

Permit Application with an original signature must be complete and submitted with the following information:

- _____ **(2) Site Plans to include:**
 - _____ Legal Description (lot, block, subdivision)
 - _____ Property lines and lot dimensions
 - _____ Proposed structure and all existing buildings
 - _____ All easements
 - _____ Location of septic system including spray area.
 - _____ North area and scale
 - _____ Setbacks – approved setbacks for front, rear and sides of house must be shown on site plan

- _____ **(2) Residential Energy Code Compliance Report (2009 IECC) or BV Residential Energy Code Compliance Form (BV will provide.)**

- _____ **(2) Foundation Plans**
Conventional Rebar Slab Foundation – Regionally Accepted Practices - Foundation Detail (IRC Figure R403.2, BV will provide) **or** Engineered plans or Post Tension Foundation – Engineered Foundation plans and letter. Must state foundation was designed for the soil conditions on that particular lot and the design criteria of the 2003 IRC.

- _____ **(2) Sets of house plans** to include: floor plan, exterior elevations, roof design, mechanical design, electrical design, plumbing design, construction details, window/door schedule, masonry on wood details.

- _____ **Driveway approaches and drainage culverts** - Engineered plans (Driveways accessing State Highways require a TXDOT permit)

Contractor Registration required for General, Electrician, Plumber, Mechanical, Irrigator, Third Party Energy Provider and Backflow Tester.