

City of Lindsay

P.O. Box 153/ 608 Ash Street
Lindsay, Texas 76250
940-665-4455 (fax 940-665-4910)

www:Lindsay.texas.gov

Commercial Building Permit Application

Building Permit Number: _____	Valuation _____	Date _____
Project Name _____		Square Foot: _____
Project Description <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Finish Out <input type="checkbox"/> Sign <input type="checkbox"/> Plumbing <input type="checkbox"/> Mechanical <input type="checkbox"/> Electrical <input type="checkbox"/> Other <input type="checkbox"/> Accessory Bldg <input type="checkbox"/> Fence <input type="checkbox"/> Lawn Irrigation <input type="checkbox"/> Swimming Pool		
Scope of Work: _____		

Owner Information _____			
Name: _____		Contact Person: _____	
Address: _____			
Phone Number: _____		Fax Number: _____	Email: _____

Contractor	Contact Person	Phone Number	Contractor License Number
<u>Engineer</u>			
<u>Architect</u>			
<u>General</u>			
<u>Mechanical</u>			
<u>Electrical</u>			
<u>Plumbing</u>			

Permit becomes null and void if work or construction authorized is not commenced within 180 days for if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

A certificate of occupancy must be issued before any building is occupied.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provision of laws and ordinances governing this type of work will be complied with whether specific or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulation construction or the performance of construction.

Signature of Applicant: _____ Date _____

OFFICE USE ONLY:

Approved by: _____	Date Approved: _____
Permit Fee _____	Issued By _____
Issued Date: _____	

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SECTION 3: Floodplain Determination (Additional \$200.00 charge for floodplain determination/floodplain permits.)

Proposed Development:

- Is NOT located in a Special Flood Hazard Area. (NO FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED)
- Is partially located in a Special Flood Hazard Area, but building/development is NOT.
- Is located in a Special Flood Hazard Area FIRM zone designation is _____. "100-Year" flood elevation is: _____ ft. NGVD (MSL)
 - Unavailable
- Is located in the floodway. FIRM Panel No. _____, Dated _____
(If different from FIRM panel and date)
- See SECTION 4 for additional instructions.

Section 4: Additional Information Required

- A site plan showing the location of all existing structures, water bodies, adjacent roads, lot dimensions, and proposed development.
- Development plans, drawn to scale, and specifications, including where applicable: details for anchoring structures, proposed elevation of lowest floor (including basement), types of water-resistant materials used below the first floor, details of flood proofing of utilities located below the first floor, and details of enclosures below the first floor.
Also, _____
- Subdivision or other development plans. (If the subdivision or other development exceeds 50 lots or 5 acres, whichever is the lesser, the applicant must provide "100-year" flood elevations if they are not otherwise available).
- Plans showing the extent of watercourse relocation and/or landform alterations
- Change in water elevation (in feet) _____ Meets ordinance limits on elevation increases
 - Yes No
- Top of new compacted fill elevation _____ ft.
- Flood proofing protection level (non-residential only) _____ ft. For floodproofed structures, applicant must attach certification from registered engineer or architect.
- Certification from a registered engineer that the proposed activity in a regulatory floodway will not result in any increase in the height of the "100-year" flood. A copy of all data and hydraulic/hydrologic calculations supporting this finding must also be submitted.
- Other: _____

APPROVED: _____ DATE: _____
Floodplain Mgr.



CITY OF LINDSAY

Commercial Permit Submittal Requirements

CONSTRUCTION DOCUMENT SUBMITTALS: Two (2) copies of the completed set of construction documents are required for plan review. Construction documents must be submitted along with completed permit application form and information sheet.

- An additional set of plans will be required for fire sprinkler buildings
- An additional set of plans will be required for projects which require a health review

Note: Drawings containing a label such as "not for construction" or "for pricing only" will not be accepted for permit application.

PROFESSIONAL LICENSE: Each drawing and document shall be sealed, signed, dated and designed by a State of Texas Registered Architect, Registered Engineer, Registered Interior Designer, where applicable as required by the State of Texas Engineering and Architect Practice Act.

REQUIRED DRAWINGS AND DOCUMENTS: (City Building Inspection Department may request additional information if necessary.)

Drawings must be drawn to scale, dimensioned and of sufficient clarity.

1. Site plan ^(a)
2. Floor plans and roof plans
3. Exterior elevation
4. Door schedules, window schedules, hardware schedules
5. Construction details; interior elevations and interior finish schedules
6. Structural plans must include: foundation plans, roof and floor framing plans, wall sections and details
7. Mechanical, electrical and plumbing site plans and schedules
8. Plumbing plans (including riser diagram)
9. Mechanical plans
10. Electrical plans (include rise diagram)
11. Certified Energy Compliance Report
12. Asbestos Survey (for renovation or demolition permits) ^(b)
13. Texas Department of Licensing and Regulation architectural barriers project registration information ^(c)

NOTE:

- (a) The Plat must be approved and the Site Plan must be released by the Planning/Engineering Department before a permit will be issued.
- (b) Texas Department of Health, Asbestos Program Branch (1-512-834-6600, www.tdh.state.tx.us/beh/asbestos/default.htm)
- (c) Texas Department of Licensing and Regulation (1-800-803-9202, www.license.state.tx.us)

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GENERAL COMMERCIAL REQUIREMENTS

1. More than one exit for the retail area will be required and one exit will be required out of the storage area. The retail area exits cannot pass through the storage area
2. Emergency lighting will be required so that all areas will have at least one foot candle of light. The lighting must have a 2-hour backup.
3. If any HVAC system is over 2000 CFM, smoke detectors will be required in the unit.
4. All electrical must be in conduit.
5. All HVAC and cooler condensate must drain into the sanitary sewer.
6. There must be a permanently attached ladder to access any rooftop equipment.
7. Any storage area over 1000 square feet must be fire rated.
8. A 24' fire lane is required all the way around the building.
9. The grease trap must be sized by the MEP Engineer and have a test well.
10. No combustible materials may be used in a return air chase.
11. A TDLR number must be provided.
12. A Com-Check report must be provided.
13. The M.E.P. plans must be Engineer stamped.
14. A site plan must be provided.
15. The structure must be all steel construction and type X sheetrock must be used.
16. The three compartment sink must be hooked up by means of indirect waste.
17. The floor drains in the meat area must go into the grease trap.
18. An RPZ water protection device must be provided for the sinks in the meat area.
19. If gas is used, the gas system must be bonded to the electrical system.
20. All exit doors must have battery backup exit signs.
21. Exit doors must swing outward.
22. If any cooking is done, a fire suppression hood will be required.
23. Any roof overhang mansard must be fire sealed from the building.
24. The maximum distance to an exit is 150' in a non sprinkler building.
25. Drop in ceiling grid light fixtures require a support wire on each corner.
26. Fire extinguishers must be installed within 75' feet from any point in the building.
27. All steps such as at loading docks shall have handrails on both sides and a guardrail if over 30" off the ground.
28. Bathroom walls must have a hard surface in the wet areas. A painted wall does not meet code.
29. All glass must be tempered.
30. All safeguards for construction in chapter 33 of the IBC must be followed.
31. All outside plugs must have in used type weatherproof covers.
32. All plugs in the bathroom and meat area must be GFCI protected.
33. A concrete encased grounding electrode will be required.
34. A driven ground rod also will be required
35. These are only general notes. This list is not to be used as a complete plan review

IMPORTANT TELEPHONE NUMBERS

FOR CONSTRUCTION IN THE FLOODPLAIN:

If you need help filling out the permit application or have questions about the requirements for construction in the flood plain contact David Perkins @ 972/542-2995.

FOR NEW CONSTRUCTION OR RECONSTRUCTION:

If you need help filling out the permit application or have questions concerning city codes and requirements contact Mike Doughty @ 940/284-5677.

FOR CONSTRUCTION ALONG A STATE MAINTAINED ROADWAY: You must contact the Texas Department of Transportation (TXDOT) @ 940/665-5312. Approval by the Texas Department of Transportation **MUST** be done before a permit can be issued by the City of Lindsay. Proof of approval for TXDOT will be required.

**FOR CONSTRUCTION WASTE SERVICE CONTACT
WASTE CONNECTIONS CORPORATION AT 1-800-909-9061.**