



CITY OF ALTON
TEXAS

PLANNING & ZONING DEPARTMENT
BUILDING DIVISION - CONDITIONS FOR BUILDING PERMIT APPROVAL

BUILDING DIVISION INSPECTIONS PHONE: 956-432-0771

DATE: PERMIT #:
SITE NAME: SITE ADDRESS:

FOR PERMIT FOR REVIEW ONLY OWNER:
EXISTING BUILDING CHANGE OF OWNERSHIP OR OCCUPANCY

- 1. No. of units; No. of buildings; Current Use; Proposed Use;
2. Type of construction; Masonry; Other;
3. Sanitary facilities, septic tank, sewer taps and backflow preventer; Other;
4. Firewall required: 1 hr. 2 hrs. 4 hrs. Rated - Tenant Separation. UL Designed required.
5. Attic access required: minimum size (22 in. by 30 in.) Catwalk Light
6. Setbacks required. Need Plot Plan with surveyor's seal including elevation & adjacent structures.
7. All commercial construction must comply with the 2021 International Building Code & 2021 International Fire Code.
8. All Electrical must comply with the 2020 National Electric Code.
9. All Plumbing must comply with the 2021 International Plumbing Code.
10. All Mechanical must comply with the 2021 International Mechanical Code.
11. All residential construction needs to meet the 2021 International Residential Code.
12. All apartment construction needs to meet the 2021 International Building Code & 2021 International Fire Code.
13. All construction of three (3) or more apartments under the same roof or attached will require a fire sprinkler system.
14. Fire Sprinkler System required: shall be installed by a licensed company & must comply with ISO standards & requirements. Plans shall be submitted to the City of Alton for Fire Marshal review, inspections & records management.
15. Gas lines properly marked or painted yellow - commercial building and/or apartments.
16. A.D.A. registration number required: Yes No Provided: Yes No
17. Emergency Escape & Rescue Opening in each bedroom must meet IRC 310 or IBC 1029 and smoke detectors required.
18. Smoke alarms/detectors must comply with either code section IRC 314 or IBC 907.2.11.2
19. Carbon Monoxide alarms/detectors must comply with either code section IRC 315 OR IBC 915
20. Alley used for access: Yes No Paved: Yes No Pavement required: Yes No
21. Other required:
22. OCCUPANCY LOAD/MAX OCCUPANTS
23. Address required: minimum of 6" numbers on front of building or larger (must be visible from street) and 3" numbers on rear.
24. All smoke alarm/detectors and/or carbon monoxide alarm/detectors to be interconnected.
25. An asbestos survey is required for all renovations to or the demolition of any public or commercial buildings. A copy of the survey shall be submitted to the City of Alton for inspections & records management. If one is not provided, State Law prohibits the issuance of said permit. Provided: Yes No Date Received:
26. Backflow Preventer Required: PVB DC RP; LOCATION
27. Setbacks: Front-; Rear-; South or East-; North or West-

ENVIRONMENTAL HEALTH REQUIREMENTS

- 1. Require three (3) compartment sink(s) and hand wash sink(s).
2. Grease Trap required; to be approved by McAllen Pre Treatment Department, Phone: 956-681-1760 Grease Trap design must also be submitted to City of Alton for inspections and records management.
3. Under counter grease interceptor required; to be approved by McAllen Pre Treatment Department, Phone: 956-681-1760
4. Tempered water should be provided through a water temperature limiting device with a maximum of 110 degrees Fahrenheit.
5. Self-closing doors shall be provided on all toilet rooms/facilities.
6. Toilet room/facilities shall not open directly into a room used for the preparation of food for service to the public.
7. Health Permit shall be issued by Hidalgo County Health Department, Phone: 956-383-0111 a copy must be provided to the City of Alton for inspections and records management prior to issuance of Business License.

Called contractor for additional information: DATE: TIME:

Recommend:
Need ITEMS#:

Building Official or Assistant City Manager Date

PLANNING & ZONING - CONDITIONS FOR BUILDING PERMIT APPROVAL

PLANNING & ZONING PHONE: 956-432-0760

- 1. Legal Description:
2. Ownership instrument(s) required on acreage property. (warranty deed, deed of trust, contract for deed, title policy):
3. Subdivision plat required: Yes No
4. Certificate of Compliance required: Yes No
5. Existing zoning district: Required Zoning District:
6. Existing or proposed deed restrictions:
7. Right of way required: Yes No How much?
8. Landscape plan required: Yes No Contact Planning Planner for Requirements planning@alton-tx.gov
9. Park fee required: Yes No Amount:
10. Conditional Use Permit required: Yes No (billboards, childcare facility, carnival, cell tower, on-premise consumption of alcoholic beverages, Innovative Residential Development):
11. ZBA variance required for off-street parking: Yes No; building setbacks: Yes No; Other: Yes No
12. A drilling permit for oil or gas wells within the City required.
13. Meet setbacks as per subdivision plat and zoning: Yes No
14. Screening fence required: Yes No Where? Type:
15. Off street parking spaces required: Yes No Required: Proposed:
16. Detention Plan required: Yes No Requires c.f. by plat.
17. Storm Water Managements Plan required (if over 1 acre)
18. Notice of Intent (NOI) shall be turned in to TCEQ
19. Permit copy given to Planner
20. Storm Water Management Plan approved by Planner.
21. Other required: REQUIRES CITY COMMISSION APPROVAL. Okay to issue this date:

Additional Comments:

Need ITEMS#:

Assistant City Manager or Planner Date

FIRE DEPARTMENT – CONDITIONS FOR BUILDING PERMIT APPROVAL

FIRE DEPARTMENT PHONE: 956-432-0740

- 1. Exit doors to swing with way of travel (out).
2. Exit lights required. Exit 'Signs' required - may be 6" red letter type.
3. Install approved/tagged fire extinguishers. Need: One 2 1/2 lb. ABC per apt. or:
4. Install emergency lights as per N.E.C. Section 700-9. Need:
5. Install approved smoke detectors and all smoke detectors need to be interconnected.
6. Fire alarm system required by licensed company. Pull stations with box covers.
7. Fire sprinkler system required - installed by licensed company and meet ISO. (See Fire Marshal)
8. Address required: 6" numbers on front of building and 3" numbers on rear.
9. Hood and kitchen equipment must meet NFPA #17A and NFPA #96 requirements.
10. Fire lanes required and marked as per code. (See Fire Marshal for specifications on signage and striping.)
11. Other required:
12. FIRE HYDRANT REQUIRED
13. Required: KNOX Box caps on FDC.
14. Required: KNOX Box for building key access.

Recommend:

Need ITEMS#: \_\_\_\_\_

Fire Chief, Asst. Fire Chief or Fire Inspector

Date

PUBLIC WORKS DEPARTMENT
SOLID WASTE COLLECTION- CONDITIONS FOR BUILDING PERMIT APPROVAL

PUBLIC WORKS PHONE: 956-432-0792

- 1. Access/Egress for collection service is adequate: Yes No
2. Type of collection service is conformant to plans: Dumpster Compactor Automated
3. Container slabs and enclosure meet minimum specifications for type of service: Yes No Not Required
4. Collection location has been indicated on site plan: Yes No Not Required
5. If container enclosure faces any public street, gate/s must be provided for screening.
6. Owner/Contractor shall be required to register for Roll-off service with the City of Alton Solid Waste Department for the purpose of litter containment during construction.
7. Dumpster slabs/enclosure is to comply with City of Alton's requirements and shall be striped with 6" minimum NO PARKING ZONE.

Recommend:

Need ITEMS#: \_\_\_\_\_

Public Works Director or Supervisor

Date

PUBLIC WORKS DEPARTMENT
CONDITIONS FOR BUILDING PERMIT APPROVAL

PUBLIC WORKS PHONE: 956-432-0792

- 1. Need site plan showing all existing and proposed utilities: sewer, water easements and fire hydrant locations.
2. Need construction plan by a professional engineer.
3. Must comply with all Texas Commission on Environmental Quality (TCEQ) requirements & regulations.
4. Proposed water and sewer must comply with City Standards.
5. Water lines shall comply with all Sharyland Water Supply Corporation standards and requirements. Phone: 956-585-6081
6. Proposed street and drainage must comply with City Standards.
7. Drainage report required: Yes No (Only if property has not been subdivided).
8. Street cut or driveways: Yes No (If yes, must obtain permit form Public Works or TX DOT offices.)
9. Sidewalk and handicap ramp required: Yes No (As required by subdivision plat.)
10. Traffic safety (Provide information as per Ordinance 295-Zoning Ordinance.)
4 feet concrete sidewalk along / 5 feet concrete sidewalk along
11. Small Construction Permit required (if >1 acre and <5 acres)
12. Large Construction Permit required (if over 5 acres)

(IF TEMPORARY WATER SERVICE IS REQUIRED, CONTACT SHARYLAND WATER SUPPLY CORP. FOR INFORMATION.)

Recommend:

Need ITEMS#: \_\_\_\_\_

Public Works Director or Supervisor

Date

ALL ITEMS THAT HAVE BEEN CHECKED MUST BE COMPLETED BEFORE FINAL CAN BE ISSUED.

'NO OCCUPANCY' is allowed until FINAL INSPECTION is made and APPROVED.

This means no furniture, fixtures, merchandise or people except construction personnel allowed in building.

NOTE: After permit is issued, ANY CHANGES shall be RESUBMITTED for APPROVAL.

The issuance of this Building Permit is not approval to violate any provisions of The City of Alton's adopted Ordinances, Building Codes, Subdivision restrictions nor State Laws. It is unlawful to deviate from the approved plans without the written approval from The City of Alton's Building/Planning Department. The below signed applicant hereby agrees to comply with all aforementioned requirements, City Ordinances, Building Codes and State Laws

\*Contractor/Authorized Agent Signature

Print Name

Phone Number

Date

\*As the above signed, I attest, I have full authorization from the property owner.