City of THRALL
P.O. BOX 346, 104 S. MAIN ST.
THRALL, TEXAS 76578
(512) 898-5306

Office Staff Only
Permit No._____
Permit Date: _____
Approved by ATS: _____

Residential Building Permit Application

Property Address: _____

Legal Description (Lot/Block & Subdivision): _____

Owner Name: _____ (Include Proof of Ownership/Property Owner)

Owner Address: _____

Builder (Company): _____ Contact: _____

Builders Phone: _____ Builders E-mail: _____

Builders Billing Address: _____

Project Type (Check one):

☐ New SF Residence – *See setback requirements under Plan Submittal Requirements on pg. 2*

☐ New Manufactured Home – *Ordinance No. 20150520 requirements below shall be met*
- Only one manufactured home per lot
- Off-street parking required
- Main entry shall front the street with the assigned address
- *See setback requirements under Plan Submittal Requirements on pg. 2*

☐ Residential Addition/Remodel – Elaborate below if required

☐ Other (Shed/Other-Specify): _____

Size of Home/Building/Addition/Shed: _____Square feet

Project Scope: _____

City of Thrall Adopted Building Codes

• 2009 International Residential Code (IRC)	• 2009 International Building Code (IBC)
• 2008 National Electrical Code (NEC)	• 2009 International Existing Building Code (IEBC)
• 2009 International Fire Code (IFC)	• 2009 International Mechanical Code (IMC)
• 2009 International Plumbing Code (IPC)	• 2009 International Property Maintenance Code (IPMC)
• 2009 International Energy Conservation Code (IECC)	

The applicant shall become familiar with the City of Thrall's adopted building code and adopted local ordinances. Penalty may be provided for any violations of the City's adopted Ordinances. Specific requirements shall be indicated on plans submitted for permit and are noted below under Plan Submittal Requirements.

I hereby certify that I have read and examined this application and know the information contained herein to be true and correct. I understand all provisions of state and federal laws and city ordinances governing this type of work will be complied with whether specified herein or not. I understand the granting of the permit does not presume to grant any authority to violate or cancel out any of the provisions of any state, federal or local laws regulating construction of the performance of construction.

Applicant Signature: _____ Date: _____

Plan Submittal Requirements

Please review your plans and be sure each of the following details has been included. Provide one (1) paper set of plans and one (1) digital set of plans to the City of Thrall for code review by ATS Engineers, Inspectors, and Surveyors prior to issuance of Permit. Allow 5 business days for review time before results are generated. Allow 3 business days for any revision reviews. **All foundation plans for New Homes are required to be designed and certified by a registered professional engineer or architect.**

Site Plan (Scaled and Dimensioned):

- ☐ Legal description and address
- ☐ Utility easements shown
- ☐ Setbacks shown
- ☐ Dimensions locating proposed structure
- ☐ Dimensions locating any existing structures
- ☐ Building setbacks per local zoning required: 25' Front Yard Setback, 10' Rear Yard Setback, 10' Side Yard Setbacks (Ordinance No. 2014-0910)
- ☐ Drainage culverts for all New Driveways to be no less than 12" in diameter (Ordinance No. 11152007)

Building Plans (Scaled and Dimensioned):

- ☐ Minimum square footage for a new residential home shall be no less than 1,000 square feet (Ordinance No. 2017-0726)
- ☐ Front, Rear, and Side Elevations
- ☐ Exterior Finish Material
- ☐ Roof Covering and pitch shown
- ☐ Layout of each floor with all rooms labeled
- ☐ Exterior Wall/Ceiling/Rafter through section
- ☐ Location of Condensing Units and Water Heater
- ☐ Window & Door sizes and type are shown (safety glazing is indicated where required by code)
- ☐ Fireplace and Chimney shown. Dimension of chimney height shown in accordance with IRC.
- ☐ Attic access size and location

Electrical Details:

- ☐ All lights, switches and receptacles shown
- ☐ GFCI receptacles shown where required by IRC (garage, kitchen counters, lavatories, laundry areas, and any receptacle within 6 feet of a sink or other water source)
- ☐ Smoke detectors shown in each sleeping area and outside of each sleeping area, an additional smoke detector on each story of residence

Structural Plans:

- ☐ Foundation plan certified by a registered professional engineer or architect
- ☐ Roof and Ceiling framing layouts with specifications (lumber size, species and grade) and all support locations indicated **Note – framing plans are not required to be designed and certified by a licensed design professional however, unusual or questionable practices may require a certification by a structural engineer if required by the building inspector
- ☐ Any floor or roof truss systems must have truss drawings available at the time of inspection

Energy Compliance:

- ☐ Building section showing Thermal Envelope - indicate insulation types and values for wall and ceiling construction. Prescriptive compliance shall be in accordance with Table N1102.1 for Climate Zone 2 in the IRC.
- ☐ Or, applicant can submit a REScheck (energy conservation report) indicating that all materials used for the Thermal Envelope will be in compliance with the 2009 IECC for climate zone 2.

Schedule of Required Inspections for a New Residence

Required Inspections for a New Residence are as follows:

1) Temporary Electric Loop
Prior to Concrete Placement:
2) Layout Inspection (form check survey on site) & Plumbing Rough
3) UFER Ground Inspection & In Slab Water Distribution (PEX)
****Foundation Pre-Pour inspection by design engineer, certification letter must be delivered to the City prior to issuing CO****
4) Water/Sewer Yard lines
Prior to Insulation Installation (These must be done as a combo inspection during one site visit and all trades must be complete and ready for inspection):
5) Plumbing Top-out, Electrical Rough, Mechanical Rough, Frame Inspection & Sheathing
If needed:
6) Gas Test (rough gas piping) if applicable
Prior to Wallboard Inspection:
7) Re-Frame & Insulation Inspection
Prior to Final Inspections:
8) Wallboard Inspection
9) Permanent Power (Electric Meter Release)
If needed:
10) 2nd Gas Test (Gas Meter Release) if applicable
Prior to Occupancy (These must be done as a combo inspection during one site visit and all trades must be complete & ready for inspection):
11) Plumbing Final, Electrical Final, Mechanical Final, Building Final

The required number of residential inspections will be determined at plan review stage and will be listed on your final approved plan review letter. Any re-inspections, other than the re-frame & insulation inspection listed above, must be paid to the City of Thrall before a CO is issued.

It is the responsibility of the permit holder to call or email inspection requests for each phase of construction prior to proceeding with construction and/or covering work. Inspection requests require the name, phone number and company of the permit holder, the physical address of the permitted project, and the type of inspection needed. Failed inspections shall be remedied and re-inspected for compliance prior to proceeding with construction.

Inspections can be combined at stages where combining is appropriate and the completion of one stage does not interfere with the inspection at another stage. Inspections performed individually other than those listed above at the convenience of the permit holder or necessary due to site conditions or other unforeseeable situations will be billed to the permit holder. The above list of inspections are minimum required inspections. ***All permit fees shall be paid to the City of Thrall prior to issuance of a CO.***

Procedure for Requesting Inspections from ATS and Utilizing the ATS Website to View and Retrieve Inspection Reports

As a builder in the City of Thrall you will be able to register for an online account. This account will allow you to request inspections online and to search our system for previously completed inspections. Please remember that it is the builder's responsibility to ensure all passed inspection reports are sent to the City.

To register for an account, browse to www.ats-engineers.com and click on the "Register" link in the upper-right corner of the page, which will take you to a registration form. Fill out the registration form completely and submit. You will receive an email confirming that we have received the form. Account creation and activation is NOT automated. The information you submit will be verified. Please allow two business days for your account to be activated. Once your account has been activated you will receive another confirmation email.

To request or search inspections on our website you must first log in using the "Log in" link in the upper-right corner of any page. Then hover your mouse over the "Client Portal" menu and select either "Request Inspection" or "Search Inspections". To request an inspection please fill out the form completely and submit. For next day service you must make your request before 4:30 p.m.

When searching for previously performed inspections you must first select the City. We suggest that after that you use as little criteria as possible. Generally, a street number and street name are all you need to select. You may limit your searches using the date range options at the bottom of the criteria list. After clicking the "Search" button a table will appear with matching inspections. Click the folder icon on the left side of an inspection to access the forms for that inspection.

We suggest that you use Chrome or Firefox web browsers. Our website does not support Microsoft's Internet Explorer or Edge browsers.

Only the Builder who requests the inspection and the City of Thrall will have access to the inspection records. Access by third parties is prohibited.

You may also schedule inspections by emailing scheduler@ats-engineers.com or calling 512-328-6995, ext. 158.

You may also request to receive email notifications once an inspection has been performed, which will include all inspection forms as attachments. Just ask the person scheduling your inspection or include it as a note on an inspection request submittal.

**********OFFICE USE ONLY**********

Received On: _____

Application: ☐ Yes ☐ No

Contractor & Subcontractor Information: ☐ Yes ☐ No

Copy of License (For each contractor): ☐ Yes ☐ No

Structure & Setback Placement (If required) ☐ Yes ☐ No
(Please note setbacks include anything attached to the Home/Addition/Shed/Etc.) Like: Front porch, Back porch, Etc.)

Supporting Documentation: ☐ Yes ☐ No
(Including Proof of Property owner, Drawings (with address, compass, measurements including setbacks, location of home with front door, addition, shed, etc.), and any other documentation required)

Incomplete Forms/Missing items: ☐ Yes ☐ No

Accepted On: _____

Accepted By: _____ Melissa L. Perry-Development Specialist

<u>Choice one:</u>

Permit Required (With Review and inspections): ☐ Yes ☐ No

Permit Required (With inspections only): ☐ Yes ☐ No

Permit Required (No Review or inspections): ☐ Yes ☐ No