

# City of Bryan

## Commercial Building Permit Application Requirements

### The following items are required for Commercial Plan Review and Building Permit Approval:

#### NUMBER OF CONSTRUCTION DRAWINGS REQUIRED FOR PLAN REVIEW:

- Two (2) complete sets of required scaled and dimensioned plans and accompanying data (requirements listed below) to this permit application. (Requirements are for new and existing buildings – please include existing floor plan(s) for additions and renovations.
- Before issuance of Certificate of Occupancy (C/O): Electronic drawing file(s) of all construction drawings (with all revisions during construction) and accompanying data in either of the following two formats: 1. .tiff format which stands for "Tagged Image File Format" or TIFF. 2. PDF, which is Adobe PDF format. In both cases please submit all the pages within 1 TIFF or PDF file,.

#### All Construction Drawings to include the following as applicable:

##### 1. **TITLE SHEET** - Title sheets should contain the following information:

- Address of project include including names of owner / engineer / architect – addresses/phone/fax/email for all.
- **New Construction - Note the following:** Total building square footage for new construction, Type of Construction – refer to Chapter 5 of IBC (International Building Code), Occupancy Group – refer to Chapter 3 of IBC, Occupant Load – refer to Chapter 10 of IBC, & List any fire separations (barriers/ walls/partitions), fire alarms, or fire sprinklers required.
- **Renovations / Remodel – Note the following:** Total square footage of existing building, Existing and proposed Type of Construction – refer to Chapter 5 of IBC (International Building Code), Existing and proposed Occupancy Group(s) – refer to Chapter 3 of IBC, Existing and proposed Occupant Load – refer to Chapter 10 of IBC, List any existing fire separations (barriers/walls/partitions), fire alarms, or fire sprinklers required, & Total square footage of proposed addition
- **Additional information needed on Title Sheet:** Total square footage heated & Total square footage unheated, & for apartments include number of dwelling units, bedrooms & bathrooms, etc.

##### 2. **Civil / site plan – include storm water plan (include final “city approved site plan”)**

##### 3. **Demolition plan / existing floor plan – if applicable for existing buildings**

##### 4. **Floor plan, Details, Room Finish Schedule, Door and Window Schedule, etc.**

##### 5. **Exterior elevations (all sides)**

##### 6. **Foundation & Framing or Structural plan & details**

##### 7. **Roof plan (may be shown on site plan)**

##### 8. **Mechanical Plan, Electrical Plan, Plumbing Plan and Details (MEP drawings)**

##### 12. **Energy code compliance information; ComCheck, or compliance by default tables of Chapter 8 (Commercial) of 2000 International Energy Conservation Code.** Include square footages of gross wall areas, gross glazing and exterior door areas on plans.

#### For your general information:

- TEXAS ACCESSIBILITY STANDARD (TAS) PROJECT REGISTRATION# is required for all Commercial and Public projects with a cost of \$50,000 or more)
- Existing Commercial and Public buildings an ASBESTOS SURVEY is required before the city can issue a building permit for interior work.
- City of Bryan Ordinance requires a licensed design professional (architect or engineer) legally registered under the laws of the state of Texas and the official seal is affixed to all drawings and accompanying data for the following types of buildings: 1. All Group A, E, and I occupancies (Restaurants, nightclubs, educational, institutional, etc). 2. Buildings or structures three stories or more high. 3. Buildings or structures 5,000 square feet or more in area. \*\* Exception: Group R-3 buildings, regardless of size.
- All commercial construction plans are required to comply with Texas Engineering Practice Act - which requires in short (but not limited to) the following: an Engineer to design and seal construction drawings and plans for heights over two stories, square footage in excess of 5,000 square feet of foundation, spans longer than 24 feet., and requirements for engineered civil, structural, mechanical, electrical, and plumbing systems. Please refer to <http://www.tbpe.state.tx.us> or call (512) 440-7720 for additional engineer requirements.
- All commercial construction plans are required to comply with Texas Board of Architectural Examiners - which requires in short (but not limited to) the following: an Architect to design and seal construction drawings and plans for alterations and additions costing over \$50,000, new construction exceeding \$100,000. Please refer to <http://www.tbae.state.tx.us> or call (512) 305-9000 for additional architect requirements.
- Please be aware that commercial site plans require separate review by City of Bryan Site Development Review Committee. A Building Permit for construction may not be obtained until the site plan is approved by the city.