

City of Bryan

Residential Building Permit Application Requirements

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

1. Attach Two (2) complete sets of scaled and dimensioned plans and accompanying data (see additional requirements listed below) to City of Bryan Building Permit Application. (Requirements are for new and existing residences – please include existing floor plan(s) for additions and renovations. Note: All residential designs shall meet the following codes:
 - 2003 International Residential Code,
 - 2002 National Electrical Code
 - 2003 International Energy Conservation Code
 - City of Bryan Ordinances including City of Bryan Electrical Ordinance
2. Residential site plan with City of Bryan Residential Site Plan Application. Residential Site Plan shall be **8 1/2"X11" format**. Locate and dimension driveways, building setbacks, property lines, label overall dimensions of all structures on the site, etc. Please be aware of the following: A. Sites in the flood plain required Development Permit and an Elevation Certificate. B. Sites with required minimum finished floor on plats require an Elevation Certificate.
3. Foundation Plan and Details (plans to show compliance with City of Bryan Minimum Foundation Standards or an approved Engineered Design)
4. Floor Plan and Details
5. Structural or Framing Plans and Details: Call out studs, headers, joist, and rafter sizes / spacing and lumber species / grades. If using engineered trusses include sealed engineer truss shop drawings. Span tables per IRC on drawings are acceptable. Please include the following on plans:
 - a. Call out type of exterior sheathing
 - b. Show location and width of braced wall panels or let in bracing
 - c. Note on drawings the proposed design to show compliance with Chapter 6 of 2003 IRC for “**Narrow Walls**” adjacent to garage door openings and door / window openings that have less than 48” of braced wall at building corners:
 - i. Less than 48” but greater or equal to 32”: Compliance with Section 602.10.6 “Alternate braced wall panels” of 2003 IRC required.
 - ii. Less than 32”: Compliance with Section 602.10.5 “Continuous structural panel sheathing “ of 2003 IRC required (All exterior walls to have continuous wood structural panel sheathing per Method 3 of Section R602.10.3 and Table R602.10.5)
 - iii. Less than 24”: Compliance with an approved product such as APA “Plywood Method”, Simpson Strong Tie, Hardy Panel, etc., or other city approved engineered methods.
6. Mechanical (HVAC) location of exterior and interior units noted on plans
7. Electrical switch and outlet plan
8. Plumbing fixture locations shown on plans
9. All Exterior Building Elevations with total height of structure (North, South, East, west, etc.)
10. Roof Plan (may be on shown on site plan)
11. Energy code compliance information; *Rescheck* or compliance by default tables of Chapter 5 (Residential) of 2000 International Energy Conservation Code. Include square footages of gross heated wall areas and gross glazing areas on plans. Please refer to www.energycodes.gov or 2003 IECC for more information.
12. Registered Home Builder or Remodeled with The Texas Construction Commission for new home construction, interior improvements over \$20,000 (within course of a year), or adding square footage to an existing home. Visit www.trcc.state.tx.us or call 1-877-651-TRCC for more information.
13. Compliance with TCEQ (Texas Commission on Environmental Quality) requirements for storm water permits. Refer to www.tnrc.state.tx.us/permitting/waterperm/wwperm/construct.html#additional or call 512/339-2929.