



CITY OF WICHITA FALLS BUILDING INSPECTIONS DIVISION
COMMERCIAL RENOVATION PERMIT APPLICATION AND SUBMITTAL CHECKLIST
(Commercial Buildings & Multifamily [3 or more units] - Construction Only)

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address _____ Zoning Designation _____

Subdivision Name _____ Block _____ Lot _____

Description of Project _____
(i.e. New office, new business, new restaurant, etc.)

Purposed use of Project _____

Building Square Footage Area _____ Type of Const. _____ Occ. Class _____

Is the property platted? **Yes** **No** (If "no", please contact the Planning Division at (940)-761-7451)

OWNER/CONTRACTOR INFORMATION: (Please PRINT or TYPE)

General Contractor _____ Phone (____) _____ - _____ FAX (____) _____ - _____

Email Address: _____

Contact Name _____

Project Owner _____ Phone (____) _____ - _____
(i.e. tenant or other non-property owner)

Project Owner Email Address (for project correspondence only): _____

Property Owner _____ Phone (____) _____ - _____

Property Owner Email Address (for project correspondence only): _____

Estimated Project Cost: \$ _____

PROJECT PLANNING/DUE DILLIGENCE

The City recognizes the inherent challenges in building/renovating commercial/multi-family buildings and strongly encourages interested parties to take advantage of the following free services before any financial commitments are finalized:

Has a predevelopment meeting between the owner/tenant been held with City staff, or waived by the property owner?
Utility (water/sewer) capacity analysis.

SUBMITTAL CHECKLIST

All applicable items below must be submitted electronically to make **5-business day turn-around time** possible. (This allows all departments to begin plan review immediately upon receipt. See attached information for instructions to upload plans electronically. **Five (5) business day turn-around** is not guaranteed, but should be accomplished if all submittals as laid out below are submitted and the project is not extraordinarily large.

Complete

- Completed and Signed Application/Submittal Checklist
- Plans Drawn to Scale in CAD or digital format (i.e. not hand-drawn)
- Electronic Submission of Building Plans in Compliance with the following City/State laws:

DESIGN MUST COMPLY WITH ALL APPLICABLE ADOPTED CODES:

- 2015 International Building Code 2015 International Plumbing Code 2015 International Mechanical Code
- 2015 International Gas Code
- 2015 International Fire Prevention Code
- 2017 NEC
- 2006 IECC Energy Code
- 2015 Life Safety 101 Code
- Current City Zoning Ordinance. [Zoning Ordinance is available online at cityofwichitafallstx.gov](http://cityofwichitafallstx.gov)
- Current City Subdivision Ordinance. [Subdivision Ordinance is available online at cityofwichitafallstx.gov](http://cityofwichitafallstx.gov)
- Current City Flood Plain and Drainage laws

SITE PLAN: *Not all elements listed below may be applicable to all commercial projects.*

Is property zoned for intended use? City's Zoning Map is available online at wchitafallstx.gov

Is property subdivided (i.e. platted)?

Are the property and building under the same ownership (i.e. land is not leased)?

Title Block with the following information:

- Name of Project
- Physical Address and Property Legal Description (Lot # Block #, Subdivision Name)
- Sheet Title and Sheet Number
- Date, and revision date (when applicable)
- Scale

North Arrow

Site Data Table showing the following information:

- Lot Area
- Building(s) square footage, per use and total
- Impervious/Pervious Area
- Landscape Area
- Lot coverage percentage Building layout

Setback requirements (*by plat, zoning ordinance and site triangle*)

Location of Easements (*for exterior remodels and/or additions to the exterior of the building*)

**Note: Existing building exterior additions such as canopies, awnings, etc. may require an Encroachment Agreement – contact the Property Management Division for more details.*

Location of solid fence on the rear and dividing Zoning districts (*note: may require discussion w/Planning staff*)

Parking Data Table showing the following information

- Number of parking spaces required and provided, per use and total
- Number of handicap parking spaces required and provided, to include van accessible handicap parking spaces

Parking lot layout with angle, and width and length dimensions (*new parking spaces not required if zoned CBD*)

Curb Cuts and/or Property Access Points

Loading area for all retail, commercial and industrial structures in excess of 12,000 square feet, and kindergartens, day schools and child training and care establishments

Trash receptacle (dumpster) location

Freestanding signs (location/height – if applicable). New signs require a separate Sign Permit

Clear zones for driveways/site triangle

Is the condition of all existing sidewalks in compliance with City ordinance?

4-foot sidewalk required along each street Frontage Drainage plan with:

(new building construction and remodel projects exceeding 50% of the pre-project value. Rehabilitation/repair of existing projects may be obligated based on sidewalk condition.)

- Gradient elevations
- Flow rates
- Retention / detention areas
- Guttering or sloping details

Storm water pollution prevention plan (SWP3) a.k.a. Erosion Control Plan

(new building/parking construction only)

Detention Study – required for new construction permits when the lot is one acre or more

(new construction only)

LANDSCAPE PLAN

Note: Landscaping Plan is required for new building projects, parking lot expansion of 20% or more, or projects with costs exceeding 25% of the current improvement value.

Title Block with the following information:

- Name of Project
- Physical Address and Property Legal Description (Lot # Block #, Subdivision Name)
- Sheet Title and Sheet Number
- Date, and revision date (if applicable)
- Scale

North Arrow

Landscape data table showing the following information:

- Landscape area required and provided
- Total number of trees required and provided
- Name, species and size (height and caliper) of trees and other landscape materials

Required landscaping ([per City Zoning Ordinance Sec.6810](#))

Proposed trees to be planted. Trees shall not be in utility easements or near power lines Existing trees to remain indicating caliper size

Water sources (irrigation meter location)

Irrigation Service Note: ***“Irrigation being provided by licensed irrigation contractor”***

****Note: Irrigation Service Note (as noted above) should be on the landscape plan; .a separate irrigation system plan and permit must be submitted separately by a licensed irrigation contractor at the time of building permit submittal.***

FLOOR PLAN AND ELEVATIONS:

Architectural Drawings and Engineering required on buildings 5,000 sq. ft. or over

On all A, I, or E occupancies, above 2,500 sq. ft., an engineers' and/or architect's seal required-

(**Assembly** (ex: church/restaurant) **Institutional** (ex: hospital/jails) **Educational** (ex: schools/day care center)

A building that is three (3) or more stories in height requires architectural drawings and engineering

All areas / rooms denoted or labeled

All pertinent dimensions shown

All door & window sizes shown or referenced to schedules

All accessory details and drawings

- o Wall section details
- o Framing details (roof & wall)
- o Engineered metal building drawing (if applicable)

Elevations shall be labeled as north, south, east and west elevations

Roof overhang dimensions on all elevations

PLAN SPECIFICATIONS:

Plans to scale

Building shall meet all Building Codes that apply to the specific Occupancy.

Mechanical (M), electrical (E) and plumbing (P) designs signed by master of the profession; or engineer (***if required***) ****Note: See MEP sections on page 4***

Total building square feet. Plans shall reflect existing and finished floor plan

If project is multi-tenant, show each tenant area & square feet of each area

Identify each room as to use (rest room, storage room, mechanical room, office, sales area, kitchen, etc.

Identify adjacent tenant space on either side (in multi-tenant buildings only)

Indicate all plumbing fixtures and complete diagrams indicating size and placement of (water heater, furnace, sink, commodes, lavatories, sand traps, grease traps, etc.)

Identify components of accessibility for the disabled (ramps, rest room facilities). Provide details of such installations as per code and the Texas Accessibility Standards.

Provide door & window information, including clear opening width of doorways, direction of door swing, location of windows & doors, latching or locking hardware & fire rating & classification if located in a fire rated wall, barrier or partition.

Indicate location of glazed openings relative to doors & walking surfaces.

Indicate corridors, passage ways, steps & stairs, landings and stairway details.

Indicate fire extinguisher location & type.

Indicate exit light location & type.

Indicate interior finish for walls, ceilings and floors.

If over one story above or below grade, show exterior elevations.

If interior or exterior demolition is proposed, provide detailed information and drawings.

Provide outdoor advertising sign location, height and area on the site plan.

Any electrical changes, upgrades or additions will require a riser diagram, load calculations and panel locations specified on the plans.

ACCESSORY DOCUMENTS:

Life Safety Plan

Energy Conservation Report (Com. Check)

Registration letter from T.D.L.R. for A.D.A. project registration

Asbestos survey and TDOH clearance letter (if work is to be done in existing commercial buildings)

Flood elevation certificate if project is located in flood plain, except if in flood zone “C”. Completed flood elevation certificates are required before construction noting proposal finished, flood elevation, and once

construction is completed noting the actual finished floor elevations.

IF FOOD PREPARATION/RETAIL FOOD ESTABLISHMENT:

Grease Trap
Vent Hood
Type of ceiling finish
Type of finish floor surface
Type of wall surface
Type of food contact surface
Kitchen equipment layout including storage areas Location of 3-compartment sink
Location of mop sink
Location of employee hand lavatories
Paper towel and soap dispenser(s) above all employee hand sinks
Self-closing device on all bathroom doors
In-direct drain connections for 3-compartment and ice machine
Hot and cold water supply to ALL sinks
Location of outside trash dumpster
Sneeze guard protection (if applicable)
Food protection during display
Location of storage area

***Note: A Food Retail Permit will be required for most projects preparing/selling food. Please contact the Health Department for more details on project requirements.**

FOUNDATION PLAN (if a new foundation/foundation repair will be part of project)

Dimensions & detail for construction - **Engineer's seal required**

ELECTRICAL PLAN:

Provide electrical fixture plan
Provide electrical panel schedule
Engineers seal required if building is > 5,000 sq. ft. On all A, I, or E occupancies, above 2,500 sq. ft., an engineers' seal required- (**Assembly** (ex: church/restaurant) **Institutional** (ex: hospital/jails) **Educational** (ex: schools/day care center)
Energy conservation report on air-conditioned areas

MECHANICAL PLAN:

A/C duct layout
A/C equipment schedule size designation
Details on dampers (if required)
Engineers seal required if building is > 5,000 sq. ft. On all A, I, or E occupancies, above 2,500 sq. ft., an engineers' seal required- (**Assembly** (ex: church/restaurant) **Institutional** (ex: hospital/jails) **Educational** (ex: schools/day care center)

PLUMBING PLAN:

Layout of all fixtures
Schematic of drain / waste system layout
Engineers seal required if building is > 5,000 sq. ft. On all A, I, or E occupancies, above 2,500 sq. ft., an engineers' seal required- (**Assembly** (ex: church/restaurant) **Institutional** (ex: hospital/jails) **Educational** (ex: schools/day care center)

FIRE PROTECTION:

***Note: Fire Suppression (i.e. sprinkler system) and/or other fire protection upgrades (fire alarm, smoke detectors, etc.) may be required for projects increasing occupancy space, change of use/occupations, interior additions or other work that may change or increase the occupancy and/or use of a building. Please check with the Building Inspections Division and Fire Marshal's Office for more details on requirements.**

Designation of all firewalls or partitions
Fire rating designation on doors & windows assemblies in fire-rated walls and/ or partitions
Fire alarm layout (if required)
Fire suppressions system layout (if applicable – sprinklers, stand pipes, aerosol systems, CO2 systems, etc.)
Fire department accessibility

- Alterations, changes, and/or deviations from any plans submitted to and approved by the City shall be re-submitted to and approved by the City prior to the commencement of any such work.
- Construction work (including sub-trades) requiring City permits that is initiated without such permits shall be subject to a permit fee twice the normal permit fee and the possibility of citations to the municipal court and/or the revocation of his/her City registration.

I attest the foregoing is a true and correct description of the improvement proposed and that I will have full authority over the construction of the same. I also hereby warrant that I am the legal owner of the property or that I am acting as a legal agent of the property owner.

Authorized Agent _____ **Date** _____
(i.e. Design Professional, Contractor, other Project Representative)

Owner _____ **Date** _____
(i.e. Property Owner and/or Tenant)



Development Review Team – Staff Contact List

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For Any Other Questions:

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