



APPLICATION FOR A COMMERCIAL BUILDING PERMIT

Town of Lakeside
9834 Confederate Park Rd.
Lakeside, Texas 76108
817-237-1234 ext.307
Email: permits@lakesidetexas.us

SUBMITTAL REQUIREMENTS: Submit 3 sets of the following forms as applicable with this application: Site plan, grading plan, floor plan, window/door schedules, original letter from foundation design engineer with sealed foundation plan, and energy plan. Separate permits are Required for all trade work.

Property Information

Address:

☐ Tract(attach metes & bounds description) SUBDIVISION: _____ ZONING: _____

Property Owner Information

Company Name:

Agent/Homeowner:

Phone No:

Mailing Address:

Fax No.:

City:

State & Zip Code:

Email:

Contractor Information

Company Name:

Contact Name:

Phone No:

Mail Address:

City:

State & Zip:

Fax No:

Preferred Method of Contact?

Email:

Architect/Engineer of Record

Company Name:

Contact Name:

Phone No:

Mail Address:

City:

State & Zip:

Fax No:

Preferred Method of Contact?

Email:

Applicant (If Different From Property Owner)

Company Name:

Contact Name:

Phone No:

Mail Address:

City:

State & Zip:

Fax No:

Preferred Method of Contact?

Email:

Class of Work (Circle all that Apply)

New

Addition

Remodel/Alteration

Tenant Finish-Out

Demolition

Commercial

Multi-Family

Is building Sprinklered Or to be? Yes No

Description of Work

Specific Information

Proposed Use of Building/Area

Total Floor Area involved:

sq. ft.

Asbestos Inspection per TAHPR & NESHAP? Yes No NA

ESTIMATED FAIR MARKET VALUE OF CONSTRUCTION \$ _____ (not including land)

SUBCONTRACTORS

Electrical:

Mechanical:

Plumbing:

Fire Sprinkler:

Concrete:

Fire Alarm:

COMMERCIAL BUILDING PERMIT APPLICATION PAGE 2**Property Information/Address:** _____**Applicant:** _____

NOTICE: Unless otherwise noted on permit, this permit becomes null and void if work or construction authorized is not commenced within 90 days, or if construction or work is suspended or abandoned for a period of 90 days at any time after work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or local law regulating construction or the performance of construction. The issuance of a permit neither exempts nor modifies any covenants, deed restrictions, Town ordinances or State or Federal Laws, whether herein specified or not.

Signature of Applicant: _____

Date: _____

Applicant is: Owner

Architect/Engineer of Record

Contractor

OFFICE USE ONLY

Date Received: _____

APP/PERMIT #: _____

Received By: _____

Reviewer Approval Date: _____

By: _____

Approved by Council Date: _____

Applicant Notified for Permit Pickup Date: _____

By: _____

Permit Valid Thru: _____

Plan Review Fee \$

Building Permit Fee \$

Electrical Permit Fee \$

Mechanical Permit Fee \$

Plumbing Permit Fee \$

TOTAL FEES: \$

You will be charged a Plan Review Fee of 65% of the Building Permit Fee for this type of permit.

Re-Inspection Fees are \$100.00 and re-inspections will not be made until payment is received.



Storm Water Permit

Dear Building Permit Applicant:

The Texas Commission on Environmental Quality requires that any construction activities that disturb one acre or more have a Storm Water Permit. Their website is www.tecq.org.

The website for information on obtaining a permit is www.sblga.info. Then go to "See Special Topics".

For help with applying for this permit contact the TCEQ Small Business Assistance Office at 817-588-5800 and ask for Storm Water Permit help.

Any construction activity in the Town of Lakeside must have the required documents from the TCEQ before any work can be done.

Please call 817-237-1234, ext. 307 for more information.



New Commercial Submittal Requirements

- Plans and associated documentation to be submitted in pdf format.

Site Plan

- Property Lines and Dimensions
- Easements
- Building locations
- Separation distance from all structures and property lines
- Street and Streets fronting property
- North arrow and scale

Structural Plans

- Types of materials used
- Size & Spacing of framing members
- Ceiling joists/truss layout
- Foundation Plan
- Windbracing/Shear Wall Plans

Electrical Plans

- Electrical layout
- Light fixtures layout
- Panel and Riser diagram
- Electrical load calculations
- Grounding/Bonding detail

Plumbing Plans

- Underground plumbing layout for water, sewer, and gas
- Plumbing riser diagrams for water, sewer, and gas
- Sizing of meters & supply lines for water, sewer, and gas
- Demand calculations for water and sewer
- Establishments serving food or drinks, provide grease trap specifications, location, and calculations
- Plumbing fixture floor plan

Architectural Plans

- Code Compliance Statement
- Listed Assembly specifications or code reference for any required fire separation assemblies
- Building Floor Plan
- Building Elevation Plan
- Egress Plan
- Kitchen and equipment layout (if applicable)

Mechanical Plans

- Duct & Equipment layout
- Exhaust/Ventilation/Outside Air calculations and specifications for each piece of mechanical equipment and CFM

Energy Plans

- 2015 Energy Code Compliance Reports for the Building Envelope, Interior and Exterior Lighting, & Mechanical

Projects valued over \$50,000 must include registration number from the Texas Department of Licensing and Regulation.

All plans must comply with the Texas Engineering Practice Act and Rules, the Texas Board of Architectural Examiners, and the Texas Department of Licensing and Regulation.