



## Department of Development Services

### Building Safety

401 N. Elm St.

Denton, Texas 76201

(940) 349-8360

[www.CityofDenton.com/Building](http://www.CityofDenton.com/Building)

### Commercial Alteration/ Addition Submittal Requirements

The City of Denton has instituted a site plan review process. For all new buildings or building additions over 1,000 square feet, the applicant must submit for a Site Plan through the Planning division be in review before an application for a building permit may be accepted by Building Safety. If you should have any questions concerning Site Plans, please feel free to contact the Planning division at 940-349-7716.

- Site Plan**, if applicable
    - Property Lines and dimensions
    - Easements
    - Building locations
    - Separation distance from all structures and property lines
    - Streets fronting property
    - North arrow and scale
    - Fence, Irrigation, and Sign permits shall be permitted separately
  - Electric Plans\***, if applicable
    - Electrical layout
    - Light fixtures layout
    - Panel & Riser diagram
    - Electrical load calculations
  - Mechanical Plans\***, if applicable
    - Duct & Equipment layout
    - Exhaust/Ventilation/Outside Air calculations
    - Specifications for each piece of mechanical equipment, including CFM
  - Plumbing Plans\***, if applicable
    - Underground Plumbing layout for water, sewer and gas
    - Plumbing Riser diagram for water, sewer and gas
    - Sizing of meters & supply lines for water, sewer and gas
    - Demand calculations for water and gas
    - Plumbing Fixture Floor Plan
    - Kitchen equipment layout for establishments serving food or drinks
    - Grease trap specifications, location, and calculations
  - Energy Plans**, if changing building envelope or HVAC
    - 2015 Energy Code Compliance Reports for Envelope, Interior and Exterior Lighting, & Mechanical
    - Completed 2015 IECC Commercial Compliance Path Form
  - Structural Plans\***, if applicable
    - Types of materials used
    - Size & Spacing of framing members
    - Ceiling joists/truss layout
    - Engineered plan for foundation design
    - Windbracing/Shear Wall plans
  - Architectural Plans\***, required
    - Code Compliance Statement
    - Listed Assembly specifications or code reference for any required fire separation assemblies and details on the type of fire stop system used
    - Building Floor Plan
    - Building Elevation Plan
    - Egress Plan
    - Kitchen and equipment layout
  - Projects Valued over \$50,000 must include registration number or verification from the TDLR\***
  - Asbestos Survey as required by State of Texas**, if applicable
- \*All plans must comply with the Texas Engineering Practice Act and Rules, Texas Board of Architectural Examiners, and Texas Department of Licensing and Regulation.**