



Department of Development Services

Building Safety

401 N. Elm St.

Denton, Texas 76201

(940) 349-8360

www.CityofDenton.com/Building



Commercial Building 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 and complete the first round of reviews **before** an application for a building permit may be accepted by Building Safety for review. If you should have any questions concerning Site Plans, please feel free to contact the Planning division at 940-349-7716.

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
- Fence, Irrigation, and Sign permits shall be permitted separately

Electric Plans*

- Electrical layout
- Light fixtures layout
- Panel & Riser diagram
- Electrical load calculations

Mechanical Plans*

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

Plumbing Plans*

- 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
- For establishments serving food or drinks, grease trap specifications, location, and calculations

- Plumbing Fixture Floor Plan

Energy Plans

- 2015 Energy Code Compliance Reports for Envelope, Interior and Exterior Lighting, & Mechanical
- Completed 2015 IECC Commercial Compliance Path Form

Structural Plans*

- Types of materials used
- Size & Spacing of framing members
- Ceiling joists/truss layout
- Engineered plan for foundation design
- Windbracing/Shear Wall plans

Architectural Plans*

- 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 from the TDLR*

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