



Department of Development Services

Building Inspections

401 N. Elm St.

Denton, Texas 76201

(940) 349-8360

www.CityofDenton.com

New Residential Plan Submittal Requirements

All New Residential plans are required to be submitted online. All lots shall be properly platted before a permit will be issued, unless the property conforms to section 35.16.6.A.3 of the Denton Development Code.

Site Plan

- Drawn to scale
- Drainage directions, with arrows
- North arrow
- Easements
- Building set-back lines
- Driveway location, including the required 18' x 18' minimum parking pad.
- All structures on site, including accessory buildings, fences, sidewalks (include width), retaining walls, etc.
- Distances to other structures and property lines
- Legal lot description and address
- Include percentage of lot coverage by impervious surface (area not landscaped). This includes private sidewalks on private property, house, driveway, decks, and other structures.

Energy Plans

2015 IECC Energy Code Compliance Projects shall comply with one of the following:

Prescriptive Approach

- Glazing = U-Factor 0.35 or less
- Solar Heat Gain Coefficient = SHGC -0.25 or less
- Attic Insulation = R-value 38 or more
- Cathedral ceiling with no attic = R-value 38 or more

- Wall Insulation = R-Value 20 or more OR R-13 (cavity) + R-5 (continuous)

- Floor Insulation = R-value 19 or more

Performance Approach

- Signed City of Denton 2015 IECC Residential Energy Compliance Certificate
- Compliance Report – Energy Star, IC3, ResCheck, HERS/Remrate, or other as approved by Building Official

***Energy Code Compliance Testing Form required prior to final inspection

Foundation Plans

- Engineered Slab/Foundation Layout
- Engineered Foundation letter

Floor Plans

- To scale
- Dimensions
- Door and window sizes and locations
- Label all rooms

Elevation Plans

- All sides of house, street facing elevations to show all architectural features including exterior finishes, windows and doors, plate height for each story, and overall plate height
- Roofing materials
- Roof pitch
- Overhangs, including depth

- **Roof, Ceiling & Floor Framing Plans**
 - Rafter, joist beams & header sizes, spacing and spans

- **Watershed Protection Compliance**

Stormwater Pollution Prevention (SWPPP)

State (TPDES) Stormwater Permit (TXR150000) compliance is needed if disturbing >1 acre of land, or part of a common plan of development >1 acre

NOTE: TCEQ Stormwater Permit (TXR150000) compliance is only needed once per builder, per SWPPP.

- If disturbed area of a site is greater than five (5) acres, **or part of a common plan of development** greater than five acres: Submit a NOI (Notice of Intent) to TCEQ and send a copy to the City of Denton's Watershed Protection Division.
- If disturbed area of a site is greater than one (1) acre, **or part of a common plan of development** greater than one acre, submit a SWPPP (Stormwater Pollution Prevention Plan) to the City of Denton's Watershed Protection Division for review
- If disturbed area of a site is greater than one (1) acre, **or part of a common plan of development** greater than one acre, post Construction Site Notice on site

Online Survey

As a condition of approval, applicants conducting land disturbing activities shall complete the online construction site survey. This survey can be found at <https://surveymonkey.com/r/HT2BDHZ>.

NOTE: Only one survey is needed per builder, per SWPPP. Otherwise, individual lots will be standalone construction sites (<1 acre) and each applicant shall complete this survey.

Erosion Control Initial Inspection

To begin construction, install first phase perimeter erosion and sediment controls and contact Watershed Protection for an initial inspection at

Contacts: (940) 349-7153 or (940) 349-8203

See the TCEQ website for required stormwater permits: https://www.tceq.texas.gov/permittin g/stormwater/construction/TXR15_AIR.html

- **Wind Bracing Plans**

- Braced wall panel types and locations
- Hardware specifications
- Alternative Engineered Design if design does not meet minimum code requirements