



## **Remodels and Additions to Existing Single Family Dwellings**

### **GENERAL INFORMATION:**

A remodel or an addition to a single family dwelling requires a building permit. All construction must comply with the International Residential Code as adopted by the City of Lancaster.

### **PLAN SUBMITTAL REQUIREMENTS:**

Building permit packet for plan review should contain the following information:

1. A site plan of the lot that indicates location of the proposed addition on the property, dimensions for the addition and distances to all adjacent property lines is required. The plans shall include an engineered foundation design sealed by a State of Texas Engineer, elevation drawings, dimensioned floor plan, electrical lighting and wall receptacle locations and a plumbing riser diagram, if plumbing is proposed would be required.
2. A detailed frame package that list sizes of framing members as proposed etc.
3. Energy Code compliance requirements as set forth by the International Energy Conservation Code to verify code compliance.

### **INSPECTIONS:**

1. Plumbing rough-in (if plumbing is being installed).
2. Slab inspection prior to pouring concrete.
3. Frame of structure, electrical rough-in, plumbing top out and mechanical rough-in prior to sheetrock.
4. Energy Code Insulation inspection (conducted by third party at owners expense).
5. Energy final (conducted by third party inspector at owner's expense).
6. Final Inspection, Copies of approved energy inspections are due at this time and all work must be completed before requesting inspection.
7. Inspections can be requested by calling the Inspection request Line @ 972-227-2994. Inspections requests received before 7:00 A.M. will be made the same day of the request.

### **FEES:**

The permit fees for remodels and additions are determined from the cost of construction as outlined in Table 1-A as adopted by the City of Lancaster.