

**CITY OF McALLEN
COMMERCIAL BUILDING PERMIT
CHECKLIST FOR INITIAL APPLICATION REVIEW**

New Construction = .16/SqFt Remodeling = .006xConstruction cost Min. Permit Fee = \$48, Min. Review Fee = \$8.64

**Note: This list is made available to assist and expedite your permit, but may not include all required documents.*

I. Application

- I. Recorded Plat, Site Plan Approval and Conditional Use Permits
(if plat is not recorded or site plan approved a building permit may be submitted with an advanced plan review fee 60% of permit fee)
- ii. Complete application / Plan Review Fee (18% of permit fee)
* Plan review fee must be paid at time of permit application submittal.

II. Submittal Documents

- I. Construction Documents (One set 24" x 36" and One set 11"x17" or Electronic File (PDF))
- ii. Registered Design Professional (required at time of application, if applicable) Original Seal.
 - a. Engineer, if exceeding 5000 sq. ft., spans >24' or over one story (www.tbpe.state.tx.us)
(Please provide complete set of MEP's & Structural on an (11"X 17" or PDF) (512-440-7723)
 - b. Architect, if exceeding 20,000 sq. ft. (www.tbae.state.tx.us or 512-305-9000)
- iii. Site plan to Include the following:
 - a. Proper scale, north arrow, street names, proposed & existing structures on site
 - b. Location and type of Signs (sign permits only)
 - c. Setbacks from property lines and back of curb (back of curb setbacks for signs only)
 - d. Landscaping and off-street parking
 - e. Location of streets, roads, alleys, driveways, entrances and exits to parking areas.

III. Texas Accessibility Standards (www.license.state.tx.us/ab/ab.htm or 800-803-9202)

- I. EABPRJ # (if project construction cost = \$50,000 or more.)

IV. Texas Building Energy Performance Standards (www.energycodes.gov - COMCHECK)

- I. 2009 IECC Energy Compliance Report (if applicable)
- ii Heating & Cooling load calculations (manual J)
 - Envelope
 - Lighting
 - Mechanical

V. Environmental Health Asbestos Program (www.dshs.state.tx.us/asbestos/default.shtm

or 800-572-5548)

- I. Asbestos Survey

VI. Other Required Documents (if applicable)

- I. Labeled Kitchen Layout (enlarged) / Bar layout (Plumbing Fixtures)
- ii. Commercial Kitchen Hood (designed by a Professional Engineer when applicable) and cooking equipment specifications.
- iii. Grease Trap - **Contact Pretreatment Department Staff: (956) 681-1760**
Utility Plan 11x17 (outside building - New) **To include bars and night clubs with or w/o cooking**
- iv. Seating Arrangement (Restaurants, Bars, etc.)
- v. Detention Plan (design by an engineer)
- vi. Fire Suppression/Sprinkler System
For Fire Prevention at 681-2500
- vii. Is the structure located in a flood plain?
- viii. Fire Rated Assembly Details (Ref. UL # or IBC)
- ix. Provide Driveway Approach and width

Current Codes Commercial

- International Building Code 2012
- International Plumbing Code 2012
- International Mechanical Code 2012
- International Fuel Gas Code 2012
- International Fire Code 2012
- National Electrical Code 2011
- International Energy Code 2009

Contact Person _____
 Phone Number _____
 New/Rem/Add _____
 Project Address _____
 Date _____
 Email Address _____

Signature