

Residential Submittal Requirements

Construction Code

2021 International Residential Code, with Local amendments.

2021 International Energy conservation Code with local amendments

Permit Requirements

The City of Rockwall currently uses a 'Permit Validation System', which allows the General Contractor to validate (or list) the sub-contractors (plumbing, mechanical, and electrical) on the Building Permit.

VERY IMPORTANT: A building permit or contractor permit will not be accepted if the application is not properly completed. This means that all required information must be submitted and all '**validated**' contractors must be licensed and currently registered with the City of Rockwall.

Permits must be submitted at the counter or through the online portal. If submitting at the counter you must provide a digital plan set on a USB Drive.

The following items must be submitted at the time of the permit application.

- Plans designed by an Architect or 'approved' designer. Structural plans must be sealed by a State of Texas Professional Engineer.
- Plot plan/property survey with proposed project shown
- Completed Residential plan review checklist (this form)
- Plumbing, Mechanical, and Electrical design. The mechanical design can be limited to the location of HVAC units with location of exhaust fans. The plumbing design can be limited to the location of fixtures and sizing of the water and gas supply lines. Electrical outlet location and service size and location. Location of smoke detectors in accordance with the 2021 IRC. Location of carbon monoxide alarms in accordance with the 2021 IRC.
- An engineered shear wall plan and foundation plan prepared and sealed by a State of Texas Professional Engineer
- Letter from the engineer stating that the foundation was designed for the soil conditions of the lot. The letter must also state that the foundation design criteria comply with the requirements of the 2021 International Residential Code
- Energy Code plan review (3rd party certified)
- Grading plan, prepared by a Texas Licensed Engineer.

*This form must be completed and turned in with your permit

Signature _____

Date _____