



## Residential New Build Application Checklist

All residential buildings shall be designed to comply with 2021 International Residential Code (IRC) with applicable amendments adopted by the City of New Braunfels. This form is also applicable to residential additions larger than 500 SF. Listed below are the minimum construction drawings and documents to be submitted before the residential permit application may be deemed complete. Please note that additional information may be required during technical plan review. All construction drawings shall be drawn to scale and legible. All items shown in **RED** are required for complete submittal.

### 1. Required Construction Documents.

- **Site Plan** - scaled drawing to include proposed building footprint, property lines, easements, setbacks, all existing structures, and proposed flatwork, including driveways and sidewalks, etc.
- **Foundation Plans** complying with chapter 4 of 2021 IRC.
- **Engineered Foundation Plans** signed and sealed by Texas licensed engineer is required for building greater than 500 square feet.
- **Architectural Plans** to include floor plans, roof plan, wall details, elevation plan, window, and door schedules, etc.
- **Roof and Ceiling Framing Plans** - complying with chapter 8 of 2021 IRC. (Should include information such as framing member sizes, lumber type, grade, span, spacing, dead load, live load, etc.).
  - Note: When pre-manufactured roof trusses are used, truss layout and truss details will be required.
- Floor framing plan (for wood framed floor) per chapter 5 of 2021 IRC. (Should include information such as framing member sizes, lumber type, grade, span, spacing, dead load, live load, etc.).
  - Note: When pre-manufactured floor trusses are used, truss layout and truss details will be required.
- **Wall Bracing Plans** complying with chapter 6 of 2021 IRC. Engineered Wall Bracing Plans signed and sealed by a Texas licensed engineer is required for building greater than 500 square feet.
- **MEP Plans** – Mechanical, Electrical, and Plumbing plans.
- **Erosion Control Plan & Documentation** <https://www.newbraunfels.gov/3432/Forms-Applications>

### 2. **Energy Compliance Report** i.e., RESCHECK, showing compliance with chapter 11 of 2021 IRC. Go to <https://www.energycodes.gov/rescheck>

Please note that 3rd party Approval / Inspections showing compliance with chapter 11 of 2021 IRC requirements must be permanently posted at final building inspection before a Certificate of Occupancy will be issued.

### 3. All contractors including general contractor must be registered with the City of New Braunfels. **Subcontractor Notification Forms**, signed by registered trade contractor, shall be submitted prior to permit issuance. <https://www.newbraunfels.gov/3432/Forms-Applications>

### 4. Floodplain Application Form shall be submitted for properties in the floodplain. For proposed structures to be located in the floodplain, pre-construction elevation certificates shall be submitted with the application. <https://www.newbraunfels.gov/DocumentCenter/View/1846>