# CITY OF TEXARKANA TEXAS

# INSPECTION OFFICE

# COMMERCIAL

# BUILDING REQUIREMENTS

Revised 02/2017

**PHONE NUMBERS (903) AREA CODE**

| | | |
|---|---|---|
| BUILDING OFFICIAL | KEITH LEE | 798-3908 |
| EXEC. DIRECTOR | MASHELL DANIEL | 798-3947 |
| PERMIT/INSPECTIONS | CINDY FOSTER | 798-3912 |
| INSPECTORS | MARK DAVIS | 798-3907 |
| | MARK EDWARDS | 798-3914 |
| HEALTH INSPECTOR | JESSICA PLANT | 798-3263 |
| CODE & SIGN | ROBYN JACKSON | 798-3946 |
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**BUILDING REQUIREMENTS FOR COMMERCIAL CONSTRUCTION**
**CITY OF TEXARKANA, TEXAS**

*These are **guidelines and additional inspections may be required.** All construction **must** meet code*

- Obtain the proper permits
- The yellow permit **card must be posted** on the site at all times until all final inspections are made
- Electrical worl< **must** be performed by an Electrician licensed by the State of Texas
- Plumbing worl< **must** be performed by a Plumber licensed with the State of Texas
- Heat & Air worl< **must** be performed by a heat & air contractor licensed with the State of Texas
- The contractor for each trade must call in for their own inspections
- Application to Electrical Company **should** be made prior to electrical permits and/or inspections
- Utilities will not be released until all inspections are completed and City Compliance's met

**ELECTRICAL: Application to electrical company should be made prior to permits and inspections**

- **Temporary Pole** - for construction purposes only
- **Grounding** - electrical bonding must be installed prior to foundation inspection
- **Underground** - after trenches or ditches are excavated, conduit or cable installed and before any backfill is put in place
- **Rough-in** - after the roof, framing, fire-blocking and bracing is in place and prior to the installation of wall or ceiling sheetrock
  a. Proper spacing of receptacles
  b. Correct numbers of circuits
  c. Correct wire size
  d. All wiring in conduit
- **Final** - when the structure is complete.
  a. All fixtures are in place, properly connected or protected
  b. Panel box labeled and cover in place
  c. GFCI receptacles in proper locations and properly labeled

**MECHANICAL:**

- **Duct**
  a. Inspection of mastic before insulation

a. **Rough-in** - after the roof, framing, fire-blocking and bracing are in place
  a. All ductwork insulated and wrapped
  b. Two (2') foot wide walkway to unit from access when installed in attic
  c. Thirty (30") inch wide platform at service side of unit
  d. Condensate drain
    1. Positive flow must be ran outside
    2. Negative flow may be ran to a live trap
  e. Overflow drain needs to run to an outside location where it will be readily apparent if problems occur
  f. Flex duct maximum length six (6') feet
  g. Unit must be supported from upper members of the trusses
  h. Unit cannot be more than twenty (20') feet from access when installed in attic
  i. Appliance vent can never be smaller than unit flue
  j. Horizontal vent cannot be more than total vertical height

- **Final** - the system is in place and properly connected
  a. All registers and return-air grills are properly installed and free of trash
  b. Condensate drains ran to outside shall extend into a trench drain (2 x 2 x 2 pit filled with gravel) not less than six (6") inches below grade and securely anchored in place or into a flower bed
  c. Condensate drains must run outside of structure
  d. Fan shutdown controls on recirculating air systems
  e. Vent-a-hood required on other than ovens and microwaves

**PLUMBING:**

- **Ground** - after trenches or ditches are excavated, piping installed, and before any backfill
  a. Four (4") inch building drain if three (3) or more water closets
  b. Drain line needs 1/8" fall per foot for 3" or larger
  C. W fall required on all pipes less than 3"
  d. Schedule 40 PVC required under slab, minimum size of 2"
  e. Primer required on all glue joints
  f. 42" head of water required for test on drainage system
  g. Request 100 psi for water test (code requires minimum 50 psi)
  h. Fixtures properly vented
  i. Request all piping under slab be stack vented if possible
- **Top-Out** - after slab is poured, the roof, framing, fire blocking and bracing is in place and all soil, waste and vent piping is complete and prior to installation of sheetrock.
  a. All waste and vent installed through roof
  b. Second floor piping has to be tested with water (drain only)
  c. Tub and shower block outs must be sealed
  d. All water piping (copper) not in center of stud must have nail guard
  e. Gas piping (black iron) must have 20 psi minimum air pressure test for 10 minutes
  f. Tapered coupling must be used instead of thread protectors
  g. Water test on domestic hot and cold water piping (leave water on if no danger of freeze)
  h. One 3" vent required out the roof
  i. All copper pipe must be wrapped or silver taped where penetrating brick
- **Sewer and Water Service** - may be made at any time after ditch or trench has been excavated, pipes laid and before any backfill.
  a. A four (4") inch minimum size pipe for sewer
  b. A two-way cleanout required three-five (3-5') feet from the structure
  c. A cleanout required every eighty (80') feet
  d. Pipe must be laid on solid foundation
  e. Sewer pipe from property line to tap must be schedule 40
- **Final** - after the building is complete, all fixtures are in place and properly connected and ready to occupy
  a. Water must be **"on"** to test fixtures for leaks
  b. Fixtures must be caulked at floor and walls
  c. Vacuum breakers required on all outside hose bibs
  d. All piping must be protected from freezing
  e. Restrooms comply with handicap requirements
  f. Combustion air required at water heater closet

**DRIVEWAY:**

- On new concrete streets and curbs a minimum of two (2") inch depth saw cut at gutter line with saw cut on curb
- Minimum radius 5 (5') feet, maximum radius of ten (10') feet
- Maximum width based on frontage
- #10 wire mesh overlapped one square and tied
- Expansion joint at property line
- Six (6") inches minimum thickness on concrete
- Number of parking spaces based on occupancy use
- Parking spaces to be nine (9') feet wide and twenty (20') feet long or ten (10') feet wide and eighteen (18') feet long with exception of handicap
- Inspection must be made before pouring
- **Driveway Culvert** – minimum size of concrete culvert is 18" and must extend a minimum 18" beyond driveway. The contractor or property owner must supply the culvert. Contact the Street Department at (903) 798-3963 for installation of culvert.

BUILDING:

- Written verification - of grades and building pad location as approved by City Engineer before foundation is approved for pouring
- Footing/Foundation - after trenches are excavated, forms erected and electrical grounding and plumbing ground have been passed
  a. All exterior footings must be twelve (12") inches into undisturbed soil
  b. Four (4) #5 bars minimum for footings, doweled up on a minimum of 3/8"
  c. steel dowel rod on a maximum of eight (8') foot centers
  d. Must be free of all vegetation, roots, stumps, construction debris or foreign material
  e. Slab to have visqueen installed under wire mesh or rebar
  f. Minimum of single layer #10 wire mesh, overlapped one square and tied
  g. Entire area termite treated
- Framing – after all framing, fire blocking and bracing is in place, the roof is on, the electrical, plumbing and mechanical rough-ins have been passed and batt insulation is installed in all exterior walls
  a. Minimum W decking with spacer clips required
  b. Joists or trusses must be secured in hanger when hangers are used
  c. Plywood corner bracing must have corners wrapped with felt
  d. Black visqueen must be installed under aluminum windows
  e. All holes or gaps in exterior sheathing must be taped or patched
  f. Install eighteen (18") inch wide felt vapor barrier at bottom of stud framing behind exterior sheathing, continue all the way to the face side of brick to break the bond on brick ledge and leave weep holes so moisture can drain out
  g. Firewall when necessary for tenant separation
  h. All penetrations through firewall must be sealed with fire caulking
  i. Do not start any brick work until framing has been passed
- INSULATION
  a. Inspect insulation before walls are covered
- Final - made after the building is completed and ready for occupancy and Electrical, Mechanical and Plumbing finals have been passed
  a. All flooring is completely installed including baseboards or cove base
  b. All painting is complete
  c. Restrooms properly signed
  d. All construction material and debris removed from inside the structure
  e. All construction debris and material removed from outside the structure
  f. Landscape complete or letter from owner stating that they take responsibility, in which case area must be landscape ready
  g. Parking lot striped
  h. Handicap parking marked and properly signed
  i. Address posted per section 5-11 Code of Ordinances, City of Texarkana
  j. Metal flashing required at roof edges
  k. Written verification that parking lot and drainage are as approved by City Engineer before final inspection will be made

Temporary power and temporary certificate of occupancy will be allowed on a case by case basis at the discretion of the Building Official.

Temporary or permanent power will not be inspected until application has been made to the electrical company.

A CERTIFICATE OF OCCUPANCY will be issued after the final building inspection is approved and after <u>the fire inspector has notified this office of approval of the fire inspection.</u>