



Commercial Remodel/Finish-out Submittal Requirements

Adopted Construction Codes:

2021 International Building Code and local amendments
2021 International Fire Code and local amendments
2021 International Mechanical Code and local amendments
2021 International Plumbing Code and local amendments
2021 International Fuel Gas Code and local amendments
2021 International Energy Conservation Code and local amendments
2020 National Electrical Code and local amendments
2012 Texas Accessibility Standards

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. Licensed Contractor Permits are also available, for other than the validation type permit.

VERY IMPORTANT: A building permit or contractor permit will not be accepted if the application is not properly completed.

Permits must be submitted at the counter or through our online portal. If submitting through the online portal all documents must be electronically uploaded at the time of application. If you choose to submit at the counter, you must provide a digital set on a USB drive. **If food handling or preparation is involved 1 roll set of plans is also required**

The following items are required at the time of the permit application.

- Completed building permit application
- Completed Building plan review checklist (this form)
- Submit professionally sealed construction drawings, containing all, architectural, structural, and M.E.P, and project specifications.
- Submit both existing and proposed floor plans
- Architectural Barriers Project No. or evidence of TABS review application
- Energy Code plan review (3rd party certified)

Will any demo work be done on this project?

- No
- Yes- Applicable Asbestos Survey or Arch/Eng. Certification as required by Senate Bill 509 and the mfr's Material Safety Data Sheets (MSDS) for new construction parts, as applicable (House Bill 1927).

This form must be completed and turned in with your permit

Signature _____ Date _____

Submit Permit Application Online through CityWorks Portal
<https://cityworks.rockwall.com/PublicAccess/login>



BUILDING PERMIT APPLICATION

City of Rockwall
Building Inspections Department
385 S. Goliad Street
Rockwall, Texas 75087

APPLICANT OR AGENT SIGNATURE REQUIRED

CERTIFICATION: I HEREBY ACCEPT ALL CONDITIONS ON THIS APPLICATION FORM AND CERTIFY THAT ALL STATEMENTS RECORDED HEREIN BY ME ARE TRUE.

AGENT OR APPLICANT _____
DATE _____

NOTICE TO APPLICANTS. This permit is issued on the basis of information furnished in this application and on any submitted plans, and is subject to the provisions in addition, requirements of the City of Rockwall code of ordinances and any other applicable ordinance. This permit is issued only for the purpose of allowing construction of a building or structure conforming to the codes and ordinances of the city, regardless of information and/or plans submitted.

SCOPE OF PERMIT. For new buildings and for additions to existing buildings, this permit authorizes structural, plumbing, electrical, mechanical, and work to be performed in the construction of the building or structure at this address, if done at the same time of initial construction. No separate subcontractor permits are needed for those trades. However, the permit holder is required to use only subcontractors' licenses, registered, or bonded by the City of Rockwall where such requirement is applicable.

INSPECTION. To schedule an inspection, go to www.rockwall.com/buildinginspections/inspectionreq.asp.

PROPERTY INFORMATION [PLEASE PRINT]

Construction Address _____ Zoning _____
Subdivision _____ Lot _____ Block _____
General Location _____

PROPERTY OWNER INFORMATION PRIMARY CONTACT []

Name _____ Phone _____
Mailing Address _____ City _____ State _____ Zip Code _____
Email _____

GENERAL CONTRACTOR INFORMATION PRIMARY CONTACT []

Name _____ Phone _____
Mailing Address _____ City _____ State _____ Zip Code _____
Email _____

ELECTRICAL CONTRACTOR INFORMATION

Name _____ Phone _____
Mailing Address _____ City _____ State _____ Zip Code _____
Email _____

PLUMBING CONTRACTOR INFORMATION

Name _____ Phone _____
Mailing Address _____ City _____ State _____ Zip Code _____
Email _____

MECHANICAL CONTRACTOR INFORMATION

Name _____ Phone _____
Mailing Address _____ City _____ State _____ Zip Code _____
Email _____

BUILDING PERMIT INFORMATION

1ST Floor _____ SF 2ND Floor _____ SF Garage _____ SF Covered Porch _____ SF Covered Patio _____ SF
Total SF _____ SF Height _____ FT Lot Size _____ SF Plan # _____

Estimated Value \$ _____ Commercial Value ONLY; Residential is NOT required to provide estimated value.

Project Description _____

Is the subject property located with the flood hazard area? Yes [] No [] Required lowest floor elevation is: _____