

City Inspectors

Chief Building Official - Greg Melching gmelching@deerparktx.org 281-478-7235
Greg Melching performs the following inspections: building, plumbing, mechanical and electrical

Building & Mechanical - Larry Brotherton lbrotherton@deerparktx.org 281-478-7237
Plumbing Inspector - Greg Melching gmelching@deerparktx.org 281-478-7235
Electrical Inspectors - Chris McNeely cmcneely@deerparktx.org 281-478-7255

Main inspection phone line: 281-478-7270

City Ordinances are available upon request and can be accessed at www.municode.com
or www.deerparktx.gov

**NO ENCROACHMENTS IN THE STREET RIGHT-OF-WAY OR ANY UTILITY
EASEMENTS, INCLUDING LANDSCAPING.**

GENERAL INFORMATION

The following information will cover construction requirements for a new home. In cases of remodeling, additions, concrete paving, storage buildings, demolition, or fire damage repair, not all requirements may be applicable.

When requesting a building permit, you must provide the following information for review:

Provide two scaled site plans on 8 1/2" X 11" (maximum size) to include the following:

Property lines	Setbacks
Proposed location	Easements
City sidewalk and street	Driveway
Finished floor at two feet above the curb	Direction of drainage

Survey:

Provide a certification showing compliance to the model energy code before the Building Final.
Provide a top of form elevation & form lay out survey before calling for a slab inspection.

Plan Requirements: Minimum size accepted is 1 8" x 24" and provide two (2) complete sets

Plans are to include the following:

Site plan (max size 8 1/2" x 11")	Electrical Load Analysis
Foundation plan and details*	One-line of electrical service
Floor plan	Plumbing floor plan
Electrical floor plan	Grade & size of lumber for spans
Framing plans & details*	Energy Calculations (Met check ok)

NOTE: Engineer seal on truss system not to exceed 20" centers on rafters and joist, and 16" centers in floor joist.

Depending on size, and design of the house, a Texas registered design professional may be required to stamp the plans.

Required Permits:

Who is responsible for permits?

Building Permit	Building Contractor/property owner
Electrical Permit	State or City Licensed Electrical Contractor
Plumbing Permit	State Licensed Plumbing Contractor
Mechanical Permit	State Licensed Mechanical Contractor

PLAN REVIEW PROCESS

March 2020

Approximate time for plan review (ALL TIME IN WORKING DAYS and are minimum)

Five (5) days for:	Residential remodel, add-on, driveway, storage buildings, etc. and Pool
Ten (10) days for:	New home construction
Two (2) days for:	Demolition or other permits that do not require plan review

Building:	Slab with top of form elevation certificate and form survey (before inspection) All flat work, driveway, approach, and sidewalks
	Frame
	Brick tie
	Final

Note:
Requirements not covered by code — any requirements necessary for the strength or stability of an existing or proposed building or structure, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the Building Official.

Electrical:

- T-Pole
- Wall cover
- Ditch Cover (as per 2002 NEC with red marking tape)
- Service Final
- Electrical Final

Note..
The authority having jurisdiction for enforcement of the Code will have the responsibility for making interpretations of the rules, for deciding upon the approval of equipment and materials, and for granting the special permission contemplated in a number of rules.

Plumbing:

- Water, sewer test and ditch cover
- Ground for slab, and test with 10' head
- Top-out and test on water, gas, waste, drain, and vent through the roof
- Plumbing Final

Note..
Requirements not covered by code — any requirements necessary for the strength or stability of an existing or proposed plumbing installation, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the Building Official.

Note: GAS SERVICE WILL NOT BE RELEASED TO RELIANT ENERGY-ENTEX UNTIL THE PLUMBING AND MECHANICAL FINALS HAVE PASSED

Note.
It will be your responsibility to contract independent certified inspectors for Compliance with the 2018 International Energy Conservation Code and provide the compliance certification before the Building Final.

RESIDENTIAL BUILDING SETBACKS

Single Family I District

Lot area	6,900 square feet
Lot width	65 feet
Front yard	25 feet
Rear yard	20 feet
Side yard	5 feet minimum, 10 feet aggregate
Height	Principal building — 35 feet Accessory structure — 15 feet

Single Family 2 District

Lot area	5,000 square feet
Lot width	50 feet
Front yard	25 feet
Rear yard	15 feet
Side yard	5 feet minimum, 10 feet aggregate
Height	Principal building — 35 feet Accessory structure — 15 feet

Single Family — 3 District

Lot area	4,000 square feet
Lot width	40 feet
Front yard	20 feet
Rear yard	0 feet minimum
Side yard	10 feet aggregate
Height	Principal building 35 feet Accessory structure — 15 feet

RESIDENTIAL BUILDING PERMIT APPLICATION

Updated: June, 19, 2019



CONTACT INFORMATION

Contractor's Name		Property Owner	
Contractor's Mailing Address		Owner's Address	
Contractors Phone		Owner's Phone	
Contractor's Email		Owner's Email	
License Number			

PROPERTY INFORMATION

Description of Project: _____

Subject Property Address: _____

New—Square Footage: _____ Addition—Square Footage: _____

Is this property in the Floodplain?* Yes No *Response Required & Floodplain Permit Required if YES

PERMIT FEES FOR NEW CONSTRUCTION & ADDITIONS ARE ASSESSED AT \$0.50 PER SQUARE FOOT

EACH FAILED INSPECTION WILL BE ASSESSED A \$45 REINSPECTION FEE

AUTHORIZATION

All required application documents and fees have been included with this application. I understand that the City of Deer Park will only accept this application and fees when all required documentation has been provided. I certify the truthfulness of all the information in and attached to this request. I understand that if any of the information provided is incorrect the permit may be revoked.

Applicant's Signature: _____ Date: _____

Printed Name: _____