



ROCKWALL COUNTY

Permit Requirements

This document is not meant to modify any Federal or State laws or County Ordinances. It is intended to be informative and to be used as a guideline. Where circumstances of a particular job differ from these procedures, the decision of the Fire Marshal will prevail.

Fire Code

All Federal, State & local requirements are applicable to projects constructed within the County's jurisdiction whether specifically listed herein or not. Rockwall County, Texas, has adopted a County Fire Code to include the codes & standards referenced in the 2015 International Fire Code with all COG Amendments & NFPA 101 Life Safety Code 2015 edition.

Building Permit Application

Before a building permit will be approved, all plans & documents related to the building permit application must be approved by the Building Official. The following are permits and/or requirements that need to be approved prior to the issuance of the building permit.

- On Site Sewage Facility (OSSF) system plans & documents approved by the County Designated Representative.
- Driveway/Culvert permits approved by the Road & Bridge Department.
- All Contractors performing work within Rockwall County's jurisdiction must be registered with the County—provide proof of Texas State License with attached Texas State Driver's License.

Plan Review

The attached permit application must be submitted with appropriate construction plans to the County office at 915 Whitmore Ste D. Questions regarding plan review, contact Bureau Veritas at 800-906-7199.

Inspections:

Building Inspections- Inspections related to building construction must be called into Bureau Veritas at (817)335-8111 or toll -free (877) 837-8775. Inspection requests can also be faxed to (817) 335-8110 or toll-free (877) 837-8859. Inspections received by 5:00 pm Monday-Friday will be performed the next business day.

Fire Inspections- Inspections such as Fire Suppression System Underground Risers, Fire Suppression System Hydrostatic Tests, Fire Lanes, Fire Alarms, Commercial Fire Final, & any other fire related inspections must be requested through Bureau Veritas at (817) 335-8111 or toll-free (877) 837-8775.

OSSF Inspections- Inspections related to OSSF must be called into the County Health Coordinator at 972-204-7600.



Rockwall County

Commercial Plan Review Checklist

Project Address: _____ Project Name: _____

Permit Application with an original signature must be complete and submitted with the following information:

(3) Site Plans to include:

- _____ Legal Description (lot, block, subdivision)
- _____ Property lines and lot dimension with North area and scale
- _____ Proposed structure and all existing buildings and easements
- _____ Location of septic system including spray area (if applicable)
- _____ Existing and proposed location of utility poles, pad mounted transformers
- _____ Parking lot layout with lighting (if applicable) and fire lane location

(3) Grading plans, if applicable

(2) Commercial Energy Code Compliance Report, if applicable

To include Lighting Compliance, Mechanical Compliance and Building envelope

(3) Sets of plans to include floor plan, exterior elevations, roof design, Foundation plan, mep design, construction details, window/door schedule

(2) Fire suppression system plans and documents

(2) Fire Alarm system design plans and documents

TDLR registration document, if applicable.

Please feel free to call the Bureau Veritas office at 1-800-906-7199 and ask to speak with a plan review technician, if you have questions on the above requirements



Rockwall County

Phone: 972-204-7600 915 WHITMORE ST D

Fax: 972-204-7609 Rockwall, Texas 75087

Commercial Building Permit Application

Building Permit Number: _____	Valuation: _____
Project Name: _____	Square Foot: _____
Project Address: _____	
Project Description:	
New <input type="checkbox"/>	Addition <input type="checkbox"/>
Remodel <input type="checkbox"/>	Finishout <input type="checkbox"/>
Sign <input type="checkbox"/>	Other <input type="checkbox"/>
Plumbing <input type="checkbox"/>	Mechanical <input type="checkbox"/>
Electrical <input type="checkbox"/>	
Scope of Work: _____	

Owner Information: _____			
Name: _____	Contact Person: _____		
Address: _____			
Phone Number: _____	Fax Number: _____	Mobile Number: _____	

Engineer	Contact Person	Phone Number	Fax Number <input type="checkbox"/>
Architect	Contact Person	Phone Number	Fax Number <input type="checkbox"/>
General Contractor	Contact Person	Phone Number	Contractor License # <input type="checkbox"/>
Mechanical Contractor	Contact Person	Phone Number	Contractor License # <input type="checkbox"/>
Electrical Contractor	Contact Person	Phone Number	Contractor License # <input type="checkbox"/>
Plumbing Contractor	Contact Person	Phone Number	Contractor License # <input type="checkbox"/>

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

A certificate of occupancy must be issued before any building is occupied.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: _____ Date: _____

OFFICE USE ONLY:

Approved by: _____	Date approved: _____
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Permit Fee: _____

Issued Date: _____

Issued By: _____

BV Project # _____