

New Construction Commercial 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.

- Engineering Civil plans have been approved.
- Completed Building Permit Application Form (attached)
- Completed Building plan review checklist (this form)
- Submit professionally sealed construction drawings, containing all referential, architectural, structural, and M.E.P. plans. The Approved Site Plan, Elevations and Photometric Plan from Planning & Zoning must be part of the plan set.
- One (1) set of Project Specifications
- Texas Architectural Barriers No. (TABS)
- 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

1 ST Floor	SF	2 ND 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:



BUILDING PERMIT FEE SCHEDULE

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

RESIDENTIAL BUILDING PERMITS (SEE ADDITIONAL NOTES [1] BELOW)

[1] ACCESSORY BUILDING	\$0.80/SF UP TO 225 SF + \$0.45/SF OVER 225 SF (MINIMUM FEE: \$50.00)
[2] SINGLE-FAMILY [NEW CONSTRUCTION]	\$0.48/SF UP TO 5,000 SF + \$0.40/SF OVER 5,000 SF
[3] SINGLE-FAMILY [REMODEL/ADDITION]	\$0.48/SF (MINIMUM FEE: \$125.00)
[4] ELECTRICAL [PANEL REPLACEMENT, REWIRE, SERVICE METER BASE REPLACEMENT]	\$125.00
[5] ELECTRICAL [OTHER, REPAIR]	\$75.00
[6] PLUMBING [SLAB LEAKS, TUNNELING, SEWER MAIN REPLACEMENT]	\$125.00
[7] PLUMBING [WATER HEATER, OTHER, REPAIR]	\$75.00
[8] MECHANICAL [NEW SYSTEM INSTALLATION]	\$125.00
[9] MECHANICAL [OTHER, REPAIR]	\$75.00
[10] PATIO COVERS/DECKS/CARPORTS	\$75.00

COMMERCIAL BUILDING PERMITS

[1] CERTIFICATE OF OCCUPANCY (CO)	\$75.00
[2] TEMPORARY CERTIFICATE OF OCCUPANCY (TCO)	\$300.00
[3] COMMERCIAL [NEW CONSTRUCTION, REMODEL, OR ADDITION]	SEE TABLE 1A BELOW
[4] MECHANICAL, ELECTRICAL, PLUMBING	SEE TABLE 1A BELOW

TABLE 1A: COMMERCIAL BUILDING PERMIT FEES

TOTAL PROJECT VALUATION	FEE
\$1.00 - \$500.00	\$50.00
\$500.01 - \$2,000.00	\$50.00 FOR THE FIRST \$500.00 + \$3.05 FOR EACH ADDITIONAL \$100.00 UP TO \$2,000.00 ²
\$2,000.01 - \$25,000.00	\$80.75 FOR THE FIRST \$2,000.00 + \$14.00 FOR EACH ADDITIONAL \$1,000.00 UP TO \$25,000.00 ²
\$25,000.01 - \$50,000.00	\$402.75 FOR THE FIRST \$25,000.00 + \$10.10 FOR EACH ADDITIONAL \$1,000.00 UP TO \$50,000.00 ²
\$50,000.01 - \$100,000.00	\$655.25 FOR THE FIRST \$50,000.00 + \$7.00 FOR EACH ADDITIONAL \$1,000.00 UP TO \$100,000.00 ²
\$100,000.01 - \$500,000.00	\$1,005.25 FOR THE FIRST \$100,000.00 + \$5.60 FOR EACH ADDITIONAL \$1,000.00 UP TO \$500,000.00 ²
\$500,000.01 - \$1,000,000.00	\$3,245.25 FOR THE FIRST \$500,000.00 + \$4.75 FOR EACH ADDITIONAL \$1,000.00 UP TO \$1,000,000.00 ²
\$1,000,000.01 - \$1,000,000.01+	\$5,620.25 FOR THE FIRST \$1,000,000.00 + \$3.65 FOR EACH ADDITIONAL \$1,000.00 UP TO THE VALUATION COST ²

NOTES: [1] COSTS FOR THE USE OF AN OUTSIDE CONSULTANT FOR PLAN REVIEW OR INSPECTION SHALL BE PAID BY THE APPLICANT; [2] OR FRACTION THERE OF

OTHER BUILDING PERMITS

[1] BOARD OF ADJUSTMENTS APPLICATION	\$200.00
[2] CONSTRUCTION ADVISORY BOARD APPLICATION	\$200.00
[3] CITY COUNCIL SIGN VARIANCE	\$200.00
[4] SIGN PLAN	\$200.00
[5] SOLAR PANEL SYSTEMS	\$0.65/SF
[6] CONCRETE	\$0.20/SF (MINIMUM FEE: \$50.00)
[7] DEMOLITION OF STRUCTURES	\$50.00
[8] FENCE	\$50.00
[9] SCREENING WALL	\$75.00
[10] INSPECTION FEES	
[A] AFTER HOURS INSPECTION	\$50.00/HOUR (2 HOUR MINIMUM)
[B] RE-INSPECTION	\$50.00
[11] IRRIGATION	\$75.00
[12] MOVING OF STRUCTURES	REFER TO ARTICLE XIV, CHAPTER 10 OF THE MUNICIPAL CODE OF ORDINANCES
[13] PERMIT BAG REPLACEMENT	\$20.00
[14] POOLS, HOT TUBS, & SPAS	
[A] ABOVE GROUND POOLS	\$75.00
[B] IN-GROUND POOLS	\$150.00
[C] HOT TUBS & SPAS	\$100.00
[15] ROOFING	\$75.00
[16] SIGN	\$75.00
[17] TEMPORARY CONSTRUCTION OR SALES TRAILER	\$100.00
[18] MISCELLANEOUS PERMITS [INCLUDES WINDOWS, RETAINING WALLS, STORM SHELTERS, ETC]	\$50.00

CONTRACTOR REGISTRATIONS (SEE ADDITIONAL NOTE [2] BELOW)

[1] EXPIRE WHEN STATE LICENSE EXPIRE: BACKFLOW & IRRIGATION CONTRACTOR	\$100.00
[2] EXPIRE ANNUALLY: FENCE, GENERAL CONTRACTOR, DEMO CONTRACTOR, & SIGN CONTRACTOR	\$100.00

ADDITIONAL NOTES

[1] CONTRACTORS IN VIOLATION FOR BUILDING WITHOUT A BUILDING PERMIT OR UNDER FALSE PRETENSES WILL HAVE THEIR CONTRACTOR REGISTRATIONS REVOKED, AND WILL BE REQUIRED TO RESUBMIT FOR A NEW CONTRACTOR REGISTRATION.