



**Building Inspections 152 N Main
Drive, Van Alstyne, Texas 75495
Phone: 903.482.5426**

New Single-Family Residence (House) Submittal

Definition: *Single-Family Residence, Detached:* A dwelling designed and constructed for occupancy by one family and having no physical connection to a building located on any other separate lot or tract.

Please submit the following documentation through our email at permits@cityofvanalstyne.us to apply for a house:

Required Submittal Documents:

- 1. OSSF permit from Grayson County Development Services (GCDS):** required if property has septic.
- 2. Site Plan (Plot Plan)**
- 3. Energy Report**
- 4. NCTCOG Residential Energy Compliance Path Form**
- 5. Engineer-sealed Plans**
 - Engineer's Letter
 - Foundation
 - Shear Wall
 - Ceiling Framing
 - Roof Framing
 - Floor System Details
(if applicable)
- 6. Architectural Plans**
 - Floor Plans
 - Electrical Plans
 - Elevations
 - Roof Plans

Specific Requirements:

1. Exterior walls located within 5' of and adjacent property line shall have a minimum fire-resistance rating of 1 hour, per Table R302.1(1) of the 2015 IRC.

Reference Documents (as applicable):

- 2015 IRC
- 2014 NEC