



## RESIDENTIAL REMODEL/ADDITION

**What is an Addition?** Any construction work done to the main building that results in the addition of square footage to the footprint of the house. Additions could be **carports**, **covered patios**, **sunroom**, **bedroom** are any other room enclosed or open that is **attached** to the main structure.

**What is a Remodel?** Any interior or exterior construction work to the main structure such as moving walls, replacing windows, any major electrical, plumbing, and/or mechanical work.

### Permit Submittals

Residential Addition	Residential Remodel
<a href="#">Residential Permit Application</a>	<a href="#">Residential Permit Application</a>
(2) Simplified Prescriptive Approval. (2015 IECC Residential Energy Code Compliance Form), if applicable	(2) If installing new windows as part of the remodel, Simplified Prescriptive Approval. (2015 IECC Residential Energy Code Compliance Form)
(2) Sets of floor plans to include all Electrical, Mechanical and Plumbing.	(2) Sets of plans to include all Electrical, Mechanical and Plumbing, if applicable.
Contractor Registration - Electrician, Plumber, Mechanical	Contractor Registration - Electrician, Plumber, Mechanical
(2) Site plan showing distance from addition to property lines and other structures and showing all easements and existing structures on property.	N/A
(2) Foundation and Roofing plans	N/A

**What do I need to install a Deck?** Because they are not covered, decks are not considered additions to the footprint of the house nor do they have to meet setback requirements. Any deck 30 inches off the ground requires a permit. Any deck that is 200 square feet or greater requires a permit. Submit a residential permit application and a drawing showing the house and where the deck is to be constructed. Include the materials to be used and a description of how the deck will be anchored to the ground.

**Do I need a permit for a Concrete Patio?** Concrete patios do not require a permit if they are not attached to the house foundation, however, if you plan to cover or enclose this area at a later date, a permit for the concrete is a good idea so we will have a record of the structural strength of the patio.



## Residential Remodel / Addition Permit Submittal

Please submit the following information to [permits@cityofvanalstyne.us](mailto:permits@cityofvanalstyne.us)

### Required Submittal Documents:

1. [Residential Permit Application](#) completed in its entirety, signed, and dated.
2.
  - o If located on a septic lot, OSSF approval stamp from the county shall be required.
3. **Site Plan (Survey).** The plan shall indicate the following (at minimum):
  - o Location of the proposed patio cover
  - o Dimensions from the Remodel / Addition to all property lines and the house
  - o Lot Coverage (to include house and any structures with a roof)
4. **Construction Plan.** The plan shall indicate the following (at minimum):
  - o **Dimensional plan**
    - Width and length of proposed remodel / addition
    - Height of roofline
    - Dimensions between posts/columns
  - o **Foundation plan**
    - If existing, show details of how it is attached (*ie: Simpson ties, new piers*)
    - New Piers: width, depth, reinforcement (minimum 12" x 12" pier required if post supports more than 750 pounds of live and dead loads, per AH105.2).  
*Note: Patio covers over 250 square feet in size require piers.*
    - New Concrete Slab: depth, reinforcement (*Example: 3-1/2" thick concrete reinforced with #3 rebar 18" on center each way*), and attachment (if posts are not installed in piers).
  - o **Framing plan**
    - Materials used (*Example: Western Red Cedar*)
    - Columns: Lumber Size (*Example: 8"x 8"*)
    - Headers:
      - Distance spanned by header from column to column
      - Lumber Size (*Example: 4"x 12"*)General guide:

6" x 12": max. 20' span	4" x 10": max. 15' span
6" x 10": max. 18' span	4" x 8": max. 13' span
4" x 12": max. 17' span	
    - Rafters:
      - Centers (*Example: 24" on center*)
      - Lumber Size (*Example: 2"x 6"*)
  - o **Roof Plan**

Asphalt shingles shall be used only on roof slopes of 2:12 or greater. For roof slopes from 2:12 to 4:12, double underlayment application is required, per R905.2.2.
  - o **Attachment Detail**

Attachment to house must be done by ledger board fastened on the wall with fasteners run to wall framing members or attachment on top of roof past the top plate. No attachments to the underside of the soffit or to the end of the rafters is allowed unless sealed by a registered design professional (notched cantilevered portions of rafters are not structural, per R802.7.1.1).
  - o **Electrical plan** (if applicable).
1. If the patio cover is metal or some other material outside of the scope of the IRC, a plan set sealed by a design professional licensed by the State of Texas (Architect, Engineer, or Landscape Architect) is required.

2. If the proposed patio cover is a kit (premanufactured and 200 square feet or under) then the installation manual shall be provided. Any structures over 200 square feet are subject to verification of code compliance.
3. Registered Design Professional (architect, engineer, or landscape architect) must seal plans more than 400 square feet.

**Reference Documents (as applicable):**

- 2014 National Electric Code
- 2015 International Building Code