



# City of Bastrop, Texas

## Planned Development New Residential Construction Checklist (Single-Family and Two-Family Dwellings)

Planning Department • 1311 Chestnut Street • 512-322-8840

All applications must be submitted through MyGov (<https://web.mygov.us>). Red fields are required.

PROJECT NAME:

APPLICANT(S):

### Process Overview:

1. Complete Application and upload required documentation at <https://web.mygov.us>
2. Application review, with comments issued as needed
  - a. Applications are only accepted for review on Mondays by 4pm.
    - i. If there are items required, we cannot accept the application for review until all items have been addressed
  - b. After application has been accepted, reviews can take approximately 7-14 working days. This process can take longer depending on the complexity of the project and staff workload.
  - c. Applicant resubmits Items Required with corrections/changes based on review comments.
3. Staff Approval or Denial of permit.
4. Applicant pays all utility fees and ensures a Certificate of Liability is on file with the Planning Department
5. Permit will be issued through MyGov portal.
  - a. Inspections are scheduled by the applicant via MyGov by 3pm for the next business day. If inspection fails, a reinspect fee must be paid prior to the next requested inspection.

## General Information:

- All trade attachment permits are separate permits and will only be issued after the building permit is released.
  - Plumbing, Electric, Mechanical, Irrigation. Trade permits must be accepted and paid prior to the first inspection.
- All residential construction plans must be from a design professional, such as an engineer or architect.
- The contractor performing the work must pull the permit.
  - Exception to above: If the property owner is doing the work themselves and the property is classified as their homestead, the permit may be pulled by the property owner after they apply for a notarized Homestead Credential in MyGov
- If there is a Planning Application (plat, site plan, public improvement plan, warrant, floodplains, zone change, etc.) under review, the building permit will not be accepted for review until the Planning Application is approved.

**All plans must meet all City of Bastrop Codes and Standards, such as the Bastrop Building Block (B<sup>3</sup>) Code (where applicable), Pattern Book, Construction Standards, 2018 Building and Fire Codes, etc.**

Submittal Package Checklist Items		
Applicant	Check all boxes in the Applicant column before submitting project application and documents. All checklist items must be included in the submittal, or it will not be accepted for review. If an item does not apply to your project, mark the item as N/A.	
	1.	Completed Permit Application, including Completed Checklist and required documentation <a href="https://web.mygov.us">https://web.mygov.us</a>
	2.	Plot plan showing the existing and proposed impervious cover and the total size of the lot. Must show finished floor elevation (6" above top of curb or 2' above floodplain elevation), utility meter/panel locations, top of curb height, zoning district, drainage flow directions, driveway locations, impervious cover percentage, build-to-line/setback, easements, etc. See knowledge item on Sample Plot Plan.
	3.	Proof of platted lot or a Lot of Record Verification Letter.
	4.	Project Description Letter (description of the scope of work being performed). All the material specifics and construction details need to be include in the plans.
	5.	<a href="#">Agent Authorization Form</a> signed by Property Owner and Application Agent.
	6.	Detailed Building Plans. See Requirements below.
	7.	Engineered and stamped foundation plans.
	8.	REScheck per the 2018 IECC – see Dept. of Energy resource page <a href="#">here</a>
	9.	Manual J
	10.	Permit Fee (invoice will be sent after application is accepted for review).

	11.	BP&L Electrical Needs Checklist. <b>If not served by BP&amp;L, check this box:</b>
	12.	City of Bastrop Tap and Impact Fee Sheet. <b>If not served by City of Bastrop, check this box:</b>
	13.	Floodplain Elevation Certificate. <b>If not located in a designated floodplain, check this box:</b>

### Building Plan Requirements

Applicant	The following items are required for a review to be completed. Please note that additional details may be required.	
	1.	Profile view with elevations of all proposed buildings, structures, walls, and other improvements
	2.	Existing or proposed easements or rights-of-way, within or abutting the lot where development is being proposed.
	3.	Must show all street frontages.
	4.	Must include all plumbing, electrical, and mechanical details.
	5.	Must show wall details (framing, insulation, etc.)
	6.	Product specifications where applicable (type of siding, insulation, etc.)
	7.	Framing Plan & Details must be designed by a licensed Architect or Engineer
	8.	Brace Wall Plan must be designed by a licensed Architect or Engineer
	9.	Foundation Plan must be designed by a licensed Architect or Engineer

### Typical New Residential Construction Inspections Process

1.	Building Layout
2.	Electrical T-Pole
3.	Plumbing Rough
4.	Underground Sewer
5.	Underground Water
6.	Building Foundation/UFER
7.	Copper/PEX
8.	Underground Electrical

9.	Exterior Wind Brace and Sheathing
10.	Mechanical Rough
11.	Electrical Rough
12.	Plumbing Top Out
13.	Building Framing
14.	Building Insulation
15.	Building Wallboard
16.	Plumbing Gas Meter Release
17.	Electrical Meter Release
18.	Flatwork Pre-Pour
19.	Subterranean Treatment Letter submitted for acceptance
20.	Engineer Concurrence Letter for Final Foundation submitted for acceptance
21.	HVAC Test Report
22.	CSI Inspection Report
23.	Plumbing Final
24.	Electrical Final
25.	Mechanical Final
26.	Building Final

## Digital Copy Requirements and Certificate of Occupation Requirements

- Building Plans and Individual Documents
  - Building Plans must be one combined PDF document
  - All other documents must be individual PDF