



Department of Development Services

Building Safety

215 E. McKinney St.

Denton, Texas 76201

(940) 349-8360

www.CityofDenton.com/Building

Commercial Alteration/ Addition Submittal Requirements

The City of Denton has instituted a site plan review process. For all new buildings or building additions over 1,000 square feet, the applicant must submit for a Site Plan through the Planning division be in review before an application for a building permit may be accepted by Building Safety. If you should have any questions concerning Site Plans, please feel free to contact the Planning division at 940-349-7716.

- Site Plan**, if applicable
 - Property Lines and dimensions
 - Easements
 - Building locations
 - Separation distance from all structures and property lines
 - Streets fronting property
 - North arrow and scale
 - Fence, Irrigation, and Sign permits shall be permitted separately
- Electric Plans***, if applicable
 - Electrical layout
 - Light fixtures layout
 - Panel & Riser diagram
 - Electrical load calculations
- Mechanical Plans***, if applicable
 - Duct & Equipment layout
 - Exhaust/Ventilation/Outside Air calculations
 - Specifications for each piece of mechanical equipment, including CFM
- Plumbing Plans***, if applicable
 - Underground Plumbing layout for water, sewer and gas
 - Plumbing Riser diagram for water, sewer and gas
 - Sizing of meters & supply lines for water, sewer and gas
 - Demand calculations for water and gas
 - Plumbing Fixture Floor Plan
 - Kitchen equipment layout for establishments serving food or drinks
 - Grease trap specifications, location, and calculations
- Energy Plans**, if changing building envelope or HVAC
 - 2015 Energy Code Compliance Reports for Envelope, Interior and Exterior Lighting, & Mechanical
 - Completed 2015 IECC Commercial Compliance Path Form
- Structural Plans***, if applicable
 - Types of materials used
 - Size & Spacing of framing members
 - Ceiling joists/truss layout
 - Engineered plan for foundation design
 - Windbracing/Shear Wall plans
- Architectural Plans***, required
 - Code Compliance Statement
 - Listed Assembly specifications or code reference for any required fire separation assemblies and details on the type of fire stop system used
 - Building Floor Plan
 - Building Elevation Plan
 - Egress Plan
 - Kitchen and equipment layout
- Projects Valued over \$50,000 must include registration number or verification from the TDLR***
- Asbestos Survey as required by State of Texas**, if applicable

***All plans must comply with the Texas Engineering Practice Act and Rules, Texas Board of Architectural Examiners, and Texas Department of Licensing and Regulation.**