



Development Department  
Inspections Division  
1805 L Don Dodson Drive  
Bedford, Texas 76021, Office 817-952-2140

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## **RESIDENTIAL PLAN REVIEW**

The following is a checklist of items required to be identified on residential plans. The list is not an all-exhaustive list and does not take the place of the Bedford Code of Ordinances or the International Codes. This is simply a guideline for base information to be submitted for plan review. It is not a substitute for, nor does it include everything to be indicated on a complete plan submittal package.

### **CONSTRUCTION PLANS**

	<input checked="" type="checkbox"/>	<b>Documents/Information</b>
1.		Submit an accurate permit application ( <a href="https://bedfordtx.viewpointcloud.com">https://bedfordtx.viewpointcloud.com</a> )
2.		Architectural / Engineer drawings (stamped and sealed by Texas licensed professional)
3.		Copy of the property survey
4.		Site plan
5.		Drainage plan (site)
6.		Grading plan where applicable
7.		Tree preservation survey where applicable
8.		Landscaping plan
9.		Zoning classification for proposed building
10.		Type of construction
11.		Height and area calculations including open perimeter
12.		Square footage total area of building
13.		Elevations of all sides of building showing finishes
14.		Exterior veneer / % masonry requirements
15.		Foundation plan (Engineered Required)
16.		Termite treatment method being used prior to foundation installation
17.		Floor plan with full dimensions, square footage and use of all rooms
18.		Structural plan and details
19.		Compliance with International Energy Conservation Code



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#### ELECTRICAL PLANS

	<input checked="" type="checkbox"/>	<b>Documents/Information</b>
1.		Electrical power plan
2.		Smoke and carbon monoxide alarms

#### PLUMBING PLANS

	<input checked="" type="checkbox"/>	<b>Documents/Information</b>
1.		Plumbing fixture locations
2.		Water heater location

#### MECHANICAL PLANS

	<input checked="" type="checkbox"/>	<b>Documents/Information</b>
1.		Unit(s) size and location
2.		Gas meter location

The building official may request additional information if necessary. Drawings must be drawn to scale, dimensioned and of sufficient clarity.

Drawings and documents shall be sealed, signed, dated and designed by a State of Texas registered architect, registered engineer or registered interior designer where applicable as required by the State of Texas Engineering and Architect Practice Act. Foundation plan, details and engineer's letter shall include: address; subdivision; lot; block; and plan number. A form survey sealed by a State of Texas licensed surveyor will be required to be on site for the plumbing rough inspection. One set of plans must be on job site at all times.

Note: Drawings containing a label such as "not for construction" or "for pricing only" will not be accepted.