



Development Department

Inspections Division

2000 Forest Ridge Drive, Bedford, Texas 76021

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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

Two (2) sets of drawings are required for submittal			
	Copies	<input type="checkbox"/>	Documents
1.	1	<input type="checkbox"/>	Provide a complete and accurate permit application
2.	2	<input type="checkbox"/>	Provide Architectural / Engineer drawings (stamped and sealed by Texas licensed professional)
3.	2	<input type="checkbox"/>	Provide a copy of the property survey
4.	With Drawings	<input type="checkbox"/>	Show site plan
5.	With Drawings	<input type="checkbox"/>	Show drainage plan (site)
6.	With Drawings	<input type="checkbox"/>	Show grading plan where applicable
7.	With Drawings	<input type="checkbox"/>	Provide tree preservation survey where applicable
8.	With Drawings	<input type="checkbox"/>	Show landscaping plan
9.	With Drawings	<input type="checkbox"/>	Show zoning classification for proposed building
10.	With Drawings	<input type="checkbox"/>	Show type of construction
11.	With Drawings	<input type="checkbox"/>	Show height and area calculations including open perimeter
12.	With Drawings	<input type="checkbox"/>	Show square footage total area of building
13.	With Drawings	<input type="checkbox"/>	Show elevations of all sides of building showing finishes
14.	With Drawings	<input type="checkbox"/>	Show exterior veneer / % masonry requirements
15.	With Drawings	<input type="checkbox"/>	Show foundation plan (Engineered Required)
16.	With Drawings	<input type="checkbox"/>	Show termite treatment method being used prior to foundation installation
17.	With Drawings	<input type="checkbox"/>	Show floor plan with full dimensions, square footage and use of all rooms
18.	With Drawings	<input type="checkbox"/>	Show structural plan and details
19.	With Drawings	<input type="checkbox"/>	Show compliance with International Energy Conservation Code

ELECTRICAL PLANS

	Copies	<input type="checkbox"/>	Documents
1.	With Drawings	<input type="checkbox"/>	Show electrical power plan
2.	With Drawings	<input type="checkbox"/>	Show smoke and carbon monoxide alarms

PLUMBING PLANS

	Copies	<input type="checkbox"/>	Documents
1.	With Drawings	<input type="checkbox"/>	Show plumbing fixture locations
2.	With Drawings	<input type="checkbox"/>	Show water heater location

MECHANICAL PLANS

	Copies	<input type="checkbox"/>	Documents
1.	With Drawings	<input type="checkbox"/>	Show unit(s) size and location
2.	With Drawings	<input type="checkbox"/>	Show 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.