

Current Building Codes:

	2023 National Electric Code
2021 International Residential Code	2021 International Fuel Gas Code
2021 International Plumbing Code	2021 International FIRE Code
2021 International Mechanical Code	2021 International Energy Conservation Code

Inspections

It is the responsibility of the General Contractor to request all inspections. Inspection requests can be requested by emailing our office. You may also contact the building inspection department directly with questions or concerns. **Office hours: Monday through Thursday 7:00 am – 6:00 pm. Inspections are performed Monday – Friday with request previous business day before 5 pm. Same day inspections are \$75.00.**

- ✓ T-pole
- ✓ Erosion, address posted, and trash box required before construction starts
- ✓ Plumbing Rough - Form Board Survey Required
- ✓ Slab – Engineer Inspection/letter required
- ✓ Frame/ MEP/Brick Ties
- ✓ Electric Meter/Gas Meter Releases
- ✓ Finals

General Information

The construction of any New Single-Family Residence dwelling requires a building permit and inspections to ensure compliance with the International Residential Codes and all amendments adopted by the City of Caddo Mills.

- ✓ Prior to submitting a permit application, the property must be zoned for the use intended and platted as a lot of record.
- ✓ Plan review will not begin until all application requirements are submitted.
- ✓ Construction may not begin until a permit is obtained and job site is posted with the permit.
- ✓ Residential review is limited to the primary residential structure; all accessory structures and uses require separate permitting and review.
- ✓ Application shall have all subcontractors listed and shall be registered contractors with the City prior to permit release.
- ✓ To receive a water meter a pre-construction inspection must be performed to ensure proper erosion control, site sanitation, and lot requirements are in place.

Once permit fees have been paid and permit has been issued, the Water Meter may be requested. Please email Paul Miller and me to request a water meter. Paul's email is caddomillsdirector@gmail.com.

Submittal Requirements - Required Plans

Applicants must submit a completed application, and three (3) complete sets of the required plans listed below:

Plot Plan / Site Plan: Show property dimensions, all setbacks, finish floor, pad elevation and lot grading.

Floor Plan: All rooms labeled.

Plumbing Plan: Show locations of all fixtures.

Electrical Plan: Show layout and GFCI locations.

Foundation Plan: Stamped by a state registered professional engineer accompanied by a letter from the engineer stating the plans were designed for use on the specific lot for which the permit is was issued.

Framing Detail: To include a complete floor joist detail and/or truss plan with flooring detail. Wall bracing plans demonstrating compliance with IRC Section 602.10, and following this may include standard braced wall panels, alternate braced wall panels, continuous structural panel sheathing or an engineered system.

Elevation Plan and Elevation approval letter: Brick veneer locations to be shown, minimum 70% masonry required (brick or stone), (subject certain subdivision standards may differ), list lintels, self-spanning veneer require engineer seal.

Energy Code Analysis: This may be either ICCE E-Calc Certified, IC3 or the prescriptive method as outlined by the IECC.

Fire Sprinkler Plan: An automatic fire sprinkler shall be required for all structures 5000 square feet and over.

Irrigation System: Plans are not required but all lawns under 10,000 sq ft shall be drip or trickle style of irrigation. Sprinkler heads are no longer permitted. Lawns over 10,000 sq ft may use conventional methods.

Final Documents Required:

Backflow Report

Energy Audit/Report

Engineering Letter (verification of engineer pre-pour inspection in accordance with 2023 NEC)

Final Drainage Letter

Termite Letter