

# CITY OF GRANBURY

## RESIDENTIAL CONSTRUCTION GUIDELINES

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1. Complete all Planning & Zoning requirements as specified in both the Zoning Ordinance and Subdivision Ordinance. Requirements include all necessary platting steps and any request for a change of zoning or SUP.
  
2. Complete a building permit application and submit:
  - a. One (1) set of building plans with elevations (36"x24" size **or** 11"x17" must be legible) and One (1) electronic copy (pdf, flash drive, etc.)
  - b. Framing including Roof Framing / Electrical/ Plumbing/ Mechanical plans (If not included on building plans)
  - c. Plot plan with dimensions to propertyline
  - d. Engineered foundation plans (signed, dated, and stamped)
  - e. Wind bracing for walls over 60 ft.
  - f. Joist & Rafter Schedule
  - g. Engineering for beam spans over 14' to include column sizing & additional footing support required in foundation
  - h. Soil Report if over 2 Ft of fill is needed
  - i. Energy Code compliance submittal  
City of Granbury has adopted:
    - International Residential Code 2018
    - IMC 2018
    - NEC 2017
    - IPC 2018
    - IBC 2018 with the COG amendments
  
3. Plan Review Requirements:
  - a. Impervious coverage not to exceed 60% of lot area.
  - b. Building coverage (enclosed interior space) not to exceed 40% of lot area.
  - c. Calculation of masonry to meet or exceed 80% of exterior wall surface measured from floor to top plat, excluding doors and windows
  - d. Provide a 2-car enclosed garage as required for all single-family residences.
  - e. Maximum height of all residential buildings is 2.5 stories, not to exceed 35'  
\*May vary in Planned Development Zones.

4. Form board survey with general drainage flow information and the following language:

There shall be a minimum foundation elevation established by calculating a two percent (2%) rise plus an additional twelve inches (12"). The rise shall be measured horizontally from the flowline-of-curb within the gutter to the foundation of the proposed structure. Fill located at the building site will be of suitable material and shall meet or exceed a minimum of a ninety-five percent (95%) compaction rate. Proof of compaction shall be provided at the expense of the applicant, sub divider or builder. Test verifying compliance with this Section shall be conducted by a certified lab and the results forwarded to the Building Inspector prior to permit approval.

The Community Development Department may approve alternative standards of site grading provided that the applicant, subdivider, or builder supplies the City Engineer with proof that i) an

alternative, appropriate drainage facility (i.e., lake, river, drainage channel, etc.) exists other than the top-of-curb and that ii) such facility is constructed and in -place prior to the Community Development Department approving a building permit for the building site. Additionally, structures built below the standard set forth in Section 3.6. A.1 of the Subdivision Ordinance will be graded to appropriately accommodate storm runoff around the structure. In no instance may the site be graded, or the impervious cover be such that it allows for runoff or sheet-flow into any part of the structure.

(Form Board Survey is required after Building Permit is issued & before foundation is poured)

5. Only contractors registered with the City of Granbury are permitted to obtain Building Permits. If not registered with the City, complete Professional Contractor Registration Application. Sub-contractors are required to pull individual permits.
6. Inspections requests received by 4:30 PM will be scheduled for the following business day. Inspection requests may be submitted via the Inspections Hotline or via email.

Inspections Hotline

(682) 205-1621

Email

[inspections@granbury.org](mailto:inspections@granbury.org)

7. For inspection results please visit the job site or visit the [Online Portal](#).
8. Electrical, plumbing, mechanical and irrigation permits may be submitted via the [Online Portal](#). Contractors must be registered with the City of Granbury prior to submitting permits vial the Online Portal.

All applications, forms, fees, site plan elements and any other necessary information can be found on the City of Granbury website at [www.granbury.org](http://www.granbury.org) Please contact the Building Department at (817) 573-1114 or at [inspections@granbury.org](mailto:inspections@granbury.org) with any questions.

**\*\*\*NOTE: A Certificate of Occupancy will be required starting January 1, 2016\*\*\***