

**City of Brazoria**  
**BUILDING CODE COMPLIANCE**  
**979-798-2489**  
**building.codes@cityofbrazoria.org**

**Construction projects must adhere to the following requirements:**

- **2012 International Residential Code**
- **2012 International Building Code**
- **2006 International Energy Conservation Code**
- **2014 National Electrical Code**
- **2012 International Mechanical Code**
- **2006 International Fuel Gas Code**
- **2012 International Property Maintenance Code**
- **2006 International Existing Building Code**
- **2012 Texas Accessibility Standards (Commercial Projects over \$50,0000)**
- **2018 TDI Windstorm ICC Building Code**
- **RESCheck or COMCheck Energy Report**

**All Adopted City of Brazoria Building Code and Code of Ordinances**

The focus of plan review and building inspections is to ensure quality construction. You, as a builder must require your designer, engineer, and subcontractors to draw, specify, and build structures that reflect the code requirements and other regulations listed above. Your best effort, along with ours will achieve the goals of life safety, energy efficiency and quality construction.

**Construction Permits**

**A permit must be obtained before construction can start on any residential or commercial project with the City of Brazoria.** Permits for Electrical, Mechanical and Plumbing must be obtained by a Licensed Master with the State of Texas. The contractor must be registered with the City of Brazoria as a contractor and provide us with commercial liability insurance and copies of applicable state licenses.

**Inspection Requests**

24 hour notice is required for construction inspections. The Building Department work hours schedule is Monday – Thursday 7:30am to 6pm. Inspections for the next business day must be scheduled by 5pm.

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### **Site Survey, Building Setback and Elevation:**

A site survey is required for residential and commercial buildings. For subdivisions for single-family and two-family dwellings, building setback lines adjacent to streets shall be shown and labeled on all plats, both preliminary and final. For such dwellings and all residential lots the building setback line shall not be less than twenty-five (25) feet from a front lot line and fifteen (15) feet from side lot line that is also a street right-of-way on a corner lot. Building setback lines from side lot lines in single-family and two-family dwelling subdivisions, and all residential lots ( except as specifically provided elsewhere and except for corner lots as set forth above) shall be not less than seven and one-half (7 ½) feet from a side lot line, and in the case of subdivisions shall be so noted on the plat. Buildup 18” finished floor outside flood plain, 24” finished floor inside flood plain or FEMA minimum, whichever is greater. An elevation certificate is required for properties located in a flood zone.

### **2006 IECC Energy Code Compliance (2018)**

All residential construction shall comply with the following simplified energy requirements. These are **minimum** requirements. Or provide other approved energy compliance documentation(i.e.; COMCheck, ResCheck or Energy-Star). The SECO has adopted the 2015 IECC for state funded projects. The US Department of Energy has adopted the 2018 IECC.

1. **Attic Insulation=R38**
2. **Attic Insulation= (existing 3-4 inches of insulation)=R25-38**
3. **Floor insulation(blanket)=R19**
4. **Exterior Wall Insulation=R13**
5. **Environmental Air Duct in unconditioned Spaces=R6 (supply & return)**
6. **Windows=U.65 SHGC=.40**
7. **A/C system efficiency minimum of 13 SEER.**

Each window assembly (doors with 50% or more glazing) is required to display at the time of insulation a certificate rating label indicating the National Fenestration Rating Council has tested the assembly. The label shall not be removed until after insulation inspection has been completed and approved. Window assemblies, which do not bear a certification rating will be failed and removed from the window opening.

### **ENERGY STAR HOMES:**

Requires third party rater plan review and inspection/testing by RESNET agency certified for the State of Texas. Both voluntary and mandatory compliance will require two complete copies of rater analysis with building plan submission for building permit.

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Raters A/C must be within 1% of plan/permit area. Builders shall employ the same rater for plan review, inspection, and testing.

A Third Party verification form must be completely filled out, indicating final "HERS" rating score prior to the builders request for final inspection and Certificate of Occupancy.

**To verify compliance with EPA, the City of Brazoria will not issue a certificate of occupancy until all required documentation has been submitted and approved. This will only apply to homes that fall under this category.**

### **State of Texas Codes**

The State of Texas has adopted the 2015 Building Codes and the 2020 NEC.

### **Texas State Board of Plumbing Examiners**

The TSBPE has adopted the 2018 IPC and 2018 UPC.

### **2018 Texas TDI Windstorm ICC Building Codes**

The Texas Department of Insurance (TDI) has adopted the 2018 ICC building codes for residential and commercial construction in designated areas with high wind loads. Construction in the Brazoria City limits will require that all exterior building elements for new construction have plans stamped by a TDI Windstorm Engineer and inspections by an Appointed TDI Windstorm Inspector. This construction includes roofs, windows, doors, siding and similar exterior construction. The City of Brazoria does not provide these inspections. The Windstorm engineer will determine the wind load speed and the construction methods needs to meet the building code requirements. The person or company obtaining the building permit will need to hire and submit to the Brazoria Building Department proof of company performing the inspections.

### **Floodplain Construction**

Properties located in a floodplain area in Brazoria may require an Elevation Certificate by a registered surveyor with the State of Texas.. If you do not know your zone, please contact the Building Department so we can assist you in obtaining this information.

### **Certificate of Occupancy Inspection**

New commercial and residential construction and major remodel of commercial and residential construction must pass the certificate of occupancy inspection to occupy the building. This inspection proves that the building is in compliance with building codes and is safe for residents and general public.

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## CONTRACTOR APPLICATION CHECK LIST

- \_\_\_\_\_ BLUE PRINTS
- \_\_\_\_\_ ENGINEER STAMP PRINT
- \_\_\_\_\_ SITE PLAN
- \_\_\_\_\_ CONTRACTOR INFORMATION
- \_\_\_\_\_ INSTRUCTION SHEET
- \_\_\_\_\_ LAYOUT OF PROPERTY WITH POSITION OF HOME (SITE PLAN)
- \_\_\_\_\_ KNOWLEDGE OF SIZE REQUIREMENTS
- \_\_\_\_\_ KNOWLEDGE OF PERMANENT REQUIREMENTS
- \_\_\_\_\_ KNOWLEDGE OF SLAB REQUIREMENTS AS REQUIRED BY  
WINDSTORM
- \_\_\_\_\_ KNOWLEDGE OF UTILITY REQUIREMENTS

## **WHEN IS A PERMIT REQUIRED? CITY OF BRAZORIA BUILDING INSPECTIONS DEPARTMENT**

Permits are required when building, remodeling or enlarging a building. Permits are also required for other improvements to your property. Projects that are cosmetic, such as painting, wallpapering, carpeting, cabinets and trim work, etc., do not require permits.

Additionally, permits are not required when replacing fixtures on existing wiring or plumbing.

The following is a list of projects for which a permit is required:

- Construction of a building.
  - Main building
  - Accessory building (including storage buildings)
- Additions to a building.
- Remodeling of a building requiring the addition or removal of a wall, window or door, or enlarging an opening for a window or door.
- Electrical work. (Repair work such as replacing switches, plugs and ballasts is exempt).
- Plumbing work. (Spot repair exempt).
- Water softeners.
- Replacing water or sewer lines. (Repair work such as exchange of washers and faucets is exempt).
- Irrigation systems (lawn sprinklers).
- Installing or replacing a furnace.
- Installing or replacing an air conditioning system.
- Building a swimming pool.
- Building a spa (self contained portable plug-in type spas are exempt).

This is not an all inclusive list. Questions concerning your specific project should be forwarded to the Building Inspection Department.

The City of Brazoria does not provide Windstorm Inspections.



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## **BUILDING PLAN SUBMISSION PACKAGE:**

**ALONG WITH THE PERMIT APPLICATION FORMS, THE FOLLOWING DOCUMENTS ARE REQUIRED IN THE QUANTITY AND DETAIL AS SPECIFIED:**

- 1. Two (2) plot plans containing lot dimensions, plan footprint, set-backs (front, rear and sides) complete address, lot and block, subdivision and phase, easement locations, culvert drainage, engineers and Builders names, finish pad elevations and finish floor elevations, Topographical survey, driveways, sidewalks and fence locations, lot area, slab area and coverage percent. Utility and easement locations will also be required.**
- 2. Two (2) foundation designs, 11" X 17" rawing and Engineers letters. One of which must have the original signature.**
- 3. Two (2) complete sets of drawing submissions. City Copy must be 11" X 17" or application will be rejected.**
- 4. Floor plans, elevations, framing, roof plan, electrical and "to be built options" must be clearly shown and detailed. Single sheet submittals are not acceptable. HVAC and plumbing design drawing are also required. Options reflecting additional buildable spaces must be identified by the actual square footage area and included in the permit values for total A/C area and or construction area under roof. Other options shown but red lined will be included within the permit value.**
- 5. All drawings must be legible and show proper square footage for A/C and total building areas.**



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## PLAN REVIEW PROCESS

1. All plans must be submitted to the City of Brazoria for review.
2. Plans are reviewed in the order in which they were received.
3. Our goal in Plan review is one week turnaround time for complete and accurately prepared submittal packages. Incomplete submissions may require a call to a builder and will require additional time processing the permit. Check and ensure the submittal is complete.
4. In the plan review process, there are a number of errors and omissions that slow our productivity, and thus, increases the turnaround time for your permit. The most common are as follows.
  - A. An incomplete and unsigned permit application.
  - B. Missing required documents.
  - C. Missing square footage summary on cover sheet of drawing.
  - D Not identifying installation and location of smoke detectors.
  - E. Improper size of drawing.
5. Building permit cards and red lines on returned drawing will show any special condition that applies to the structure. This information has been added to assist the builder, field supervisors and building inspector.



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**PLEASE PRINT LEGIBLY**

Business name: \_\_\_\_\_

Contact name: \_\_\_\_\_

Physical Address: \_\_\_\_\_

City, State, and Zip: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, and Zip: \_\_\_\_\_

E-Mail Address (REQUIRED): \_\_\_\_\_

Office Number: \_\_\_\_\_ Mobile Number: \_\_\_\_\_

Drivers License Number: \_\_\_\_\_ State: \_\_\_\_\_

State License Information: (HVAC, Electrician, Plumber) Licensing Authority: \_\_\_\_\_

**PROVIDE COPIES**

License Number: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

ECL Number: (Electricians Only) \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Insurance Information: Policy Number: \_\_\_\_\_

Effective Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

**Any Contractor who holds a State of Texas License/Certification (Electrical, Mechanical/HVAC, Plumbing, etc.) must provide a copy of their drivers' license. If a contractor is given permission to pull permits under another contractor, they must submit a notarized letter of permission and a copy of that person's drivers license.**



