

New Residential Construction Plan Review Checklist

The plan review process consists of checking the completeness of your construction plans. Our staff will verify that you are in compliance with our zoning ordinances and International Residential Code 2018. This review takes place prior to any permits being issued.

Below is a list of requirements needed for the city to conduct a review on a new residential structure. ***Application and plans will not be accepted if any the following required documents or information are not presented at the time of submission.*** **Plan Review Fee will be accepted and processed when plans are submitted and accepted for review.** *Please consult with Staff prior to your submission to determine applicability of items.

- Permit Application form (completed) OR submitted via www.mgoconnect.org
- Digital copy of construction plans drawn to scale on CD or flash drive. Plan set must include:
 - A **SITE PLAN** must be drawn or shown to scale. Site plan must include:
 - Dimensions from the residence to the property lines, setback lines, all easements
 - Location of all utilities (i.e.: meter, water line, and sewer line locale)
 - Existing water and sewer line locations/proposed taps
 - Drainage Plan
 - Location of Temporary Erosion Controls (i.e.: silt fence, rock berms)
 - Driveway location(s), including width and type of pavement material to be used.
Driveway approach must follow the City of Marble Falls TCSS.
 - Impervious cover calculation (area covered by building, driveway, and any other impervious improvements)
 - Floor plan & area schedules
 - Foundation plan including details on rebar, footers, piers and depth, etc.
*(*when an engineer is designing the foundation plan his or her stamp and signature must be apparent on the foundation plan sheet)*
 - Framing plan
 - Exterior elevations & cross section detail
 - Roof plan
 - Electrical plan
- ResCheck for energy efficiency. Please go to www.energycodes.gov to obtain this form.
- NPS Ordinance Exemption Application (if applicable*)
- Floodplain Development Permit Application (if applicable*)
- Elevation Certificate (if applicable*). Please go to www.fema.gov to obtain this form, and note that it must be completed by a Texas Licensed surveyor.