



# City of Lago Vista Building Department Plan Review

2015 International Codes – 2014 NEC

Lago Vista Code of Ordinances

## Notice to all Permit New Single Family Permit Applicants.

All New Single- and Two-Family permits starting 10/27/23 will be required to have the construction review approved prior to submitting the Permit Application. This process is intended to save City Staff time in plan review. Please familiarize yourself with the following notes:

1. Residential one- and two-family plans are reviewed to the 2015 IRC, IFGC, IFC, NFPA and 2014 NEC. Additionally, we anticipate updating to the 2021 International Codes and the 2020 NEC versions in the coming months, we will try to provide adequate notice as we get information on this. Any items related to the project being covered by the International Building Codes, State or Federal Mandated Building Codes not listed above must be reviewed with the governing codes and noted in the plan review.
2. The City of Lago Vista requires all the reviewed plans to be available at submission for the building permit application as well as a cover sheet showing the plans were accepted with no outstanding items. The cover sheet should have a panel listing the submitted documents sheet by sheet stating the revision number of the attached sheet that has been approved. All Attached sheets should be labeled with the Builders/Applicants name, address, and revision.
3. The City of Lago Vista has an approved list of vendors for performing plan reviews. This list will be available on the city webpage under Development Services. This review is only intended to cover the construction aspects of the permit and the City of Lago Vista will still perform its own zoning other City ordinance review. If during this review the inspector identifies any construction non compliances they may be noted as well.
4. Any property within the floodplain whether the *structure* is inside the floodplain or not must have a preliminary floodplain certificate. All parts of the structure inside the floodplain must be accompanied by an engineer's design stating "All areas inside the 100-year floodplain are designed to the latest FEMA construction standards". These requirements must be verifiable on the provided elevations and the Site Plan (Items A & K below).
5. Required documents to be provided to the plan reviewer.
  - A. Detailed elevations with finishes, listed types of exterior lights (provide panel), show Finished Floor Elevation and structures highest point in state form. Mirror/Flip plans not accepted.
  - B. Engineered stamped/signed/dated Foundation plan.
  - C. Engineered stamped/signed/dated shear wall design.
  - D. Ceiling plan with details and material specs.
  - E. Roof plan with details and material specs.
  - F. Structural Details: The plan reviewer may require additional information to find the permit set compliant.
  - G. Floor plan showing basic layout, door sizes and swings, room dimensions, ceiling heights, window sizes.
  - H. REScheck and Manual J, S, and D.
  - I. Electrical plans showing outlets, switches, receptacles, ceiling fans and lights, carbon monoxide and smoke detectors. Branches must specify types (AFCI, GFCI, voltage, etc.)
  - J. Gas pipe diagram prepared by a master plumber.
  - K. Site Plan showing the topography, legal boundaries, floodplain status, and finished floor elevations of the structure.
6. Once submitted the application is reviewed and once approved will be reviewed as a permit. Please note the review process for the City of Lago Vista doesn't change from its previous scheduling policies. The times for the plan review will be like the policies prior to 10/27/23. The City of Lago Vista in addition to reviewing the submitted construction plans will also review the permit application to local ordinances such as **Dark Skies** compliance, Height and Setback requirements, Living and Impervious cover requirements as well as all other applicable codes and ordinances.