

**CITY OF BLANCO  
Commercial Building Permit Application**

300 Pecan Street P.O. Box 750  
Blanco, TX 78606, 830-833-4525

**PERMIT NUMBER \_\_\_\_\_ FOR INSPECTIONS CALL 877-837-8775  
EMAIL TO: UTILITIES@CITYOFBLANCOTX.GOV**

\*\*\* NO WORK IS TO BE STARTED PRIOR TO ISSUANCE OF A PERMIT TO AVOID BEING SUBJECT TO FINES. \*\*\*  
\*\*\*Application shall not be accepted and processed until all requested information is submitted.\*\*\*

**PROJECT SQUAREFOOTAGE/VALUATION** \_\_\_\_\_ / **PROJECT NAME:** \_\_\_\_\_

**PROJECT ADDRESS:** \_\_\_\_\_

**PROJECTTYPE: PLEASE CHECK ALL THAT APPLY:** NEW  ADDITION  REMODEL  FINISH OUT  PLUMBING

MECHANICAL  ELECTRICAL

OTHER, SPECIFY: \_\_\_\_\_

**SCOPE OF WORK:** \_\_\_\_\_

IF SUBJECT TO TDLR REVIEW, REGISTRATION NUMBER PRIOR TO PLAN SUBMITTAL: \_\_\_\_\_

**OWNER NAME:** \_\_\_\_\_ **PHONE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_ **CITY, STATE ZIP:** \_\_\_\_\_

**CONTACT NAME:** \_\_\_\_\_ **ALT. PHONE:** \_\_\_\_\_

<b>Engineer:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>
Engineer email address: _____		
<b>Architect:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>
<b>General Contractor:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>
General Contractor email address: _____		
<b>Mechanical Contractor:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>
<b>Electrical Contractor:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>
<b>Plumbing Contractor:</b>	<b>Contact Person:</b>	<b>Phone Number:</b>

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

**All sub-contractors must apply for application (plumbing, electrical, mechanical, etc.) at City Hall. Applications for sub-contractors are \$50.00 in addition to building permit application fee and all licensing information must be provided.**

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Applicant's Signature: \_\_\_\_\_

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

THIS PORTION FOR OFFICE USE ONLY

**PAYMENT OF THE PLAN REVIEW FEE IS EXPECTED WHEN APPLICATION IS SUBMITTED**

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## PERMIT APPLICATION REQUIREMENTS

1. Two (2) copies of a formal, scaled plot plan of the property showing all easements and dimensions to property lines.
2. Two (2) copies of the complete plans of the project, including framing and roof plan, and civil plans. (The building Official is authorized to waive the submission of construction documents and other data to be prepared by a registered design professional if it is found that the documents submitted clearly show that the proposed project complies with the 2015 International Building Codes).
3. Two (2) copies of the engineered foundation plans, to include: both the cable details and the beam details must show the engineers seal, date, signature, and location of the project.
4. **Digital PDF versions of the submittal documents specified in items 1, 2, and 3 above.**
5. A form survey will need to be at the job site.
6. A COMcheck Energy Letter needs to be submitted and is available at [www.energycodes.gov](http://www.energycodes.gov).
7. Original and one copy of the permit application.
8. One copy (1) of each of the above will be returned to the builder and must be retained at the job site, in a waterproof container, and available for all inspections.
9. **A driveway permit must be obtained** from the City of Blanco in conjunction with a Commercial Building permit, **excluding gated communities, State roads, and finish out projects.** In addition, driveway must be completed prior to the final inspection of the building project. (*\$125.00 application fee with a \$500.00 deposit. Deposit is refundable after the final driveway inspection*). **A Pre-Pour Inspection must take place before a driveway is poured. A Pre-Pour Inspection constitutes a Final Driveway Inspection. Failure to complete a Pre-Pour Inspection shall result in deposit not being refunded.**
10. **ALL COMMERCIAL PLANS MUST HAVE A TREE PLOT PLAN SUBMITTED WITH THE PERMIT APPLICATION IF TREES ARE BEING REMOVED.**
11. No structure (including wells) can be built within the property setback.

*Note: If a septic system is required for this project a permit must be obtained from the Blanco County Engineer's Office (ph. (830) 868-2117 [inspector@co.blanco.tx.us](mailto:inspector@co.blanco.tx.us)). A copy of the septic permit must be retained on site with the building permit.*

### **SECTION 1: GENERAL PROVISIONS**

1. **No work of any kind may start until a permit is issued.**
2. The permit may be revoked if any false statements are made herein. If revoked, all work must cease until permit is re-issued.
3. All construction waste and/or disposal services must be provided by Progressive Waste [www.wasteconnections.com](http://www.wasteconnections.com) (800) 307-4374.
4. The permit will expire if no work is commenced within 180 days of issuance.
5. Applicant is hereby informed that other permits may be required to fulfill local, state, and federal regulatory requirements.
6. A Certificate of Occupancy Application and a Fire and Life Safety Registration Form are required prior to scheduling final inspections.
7. Applicant hereby gives consent to the City Secretary or his/her representative to make reasonable inspections required to verify compliance.

THE APPLICANT CERTIFIES THAT ALL STATEMENTS HEREIN AND ATTACHMENTS TO THIS APPLICATION TRUE AND ACCURATE ARE TO THE BEST OF MY KNOWLEDGE.

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APPLICANT SIGNATURE

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APPLICANT PRINTED NAME

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DATE OF APPLICATION

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**SECTION 2: DESCRIPTION OF WORK**

**A. STRUCTURAL DEVELOPMENT**

ACTIVITY

- New Structure
- Addition
- Alteration
- Relocation
- Demolition
- Replacement

**B. OTHER DEVELOPMENT ACTIVITIES**

- Clearing     Fill     Mining     Drilling     Grading
  - Excavation (except for structural development checked above)
  - Watercourse Alteration (including dredging and channel modifications)
  - Drainage Improvements (including culvert work)
  - Road, street, or bridge construction
  - Subdivision (new or expansion)
  - Individual water or sewer system
  - Other (specify):
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**SECTION 3: FLOODPLAIN DEVELOPMENT**

1. The proposed development is located on FIRM Panel No. \_\_\_\_\_, Dated \_\_\_\_\_
2. The proposed development:
  - Is NOT** located in a Special Flood Hazard Area (No Floodplain Development permit is required)
  - Is partially** located in the Special Flood Hazard Area, but building/development is **not**.  
*\*\*\* In this event, the owner/contractor must provide a building elevation certificate obtained only from a certified Land Surveyor, Engineer, or Architect authorized by law to certify elevation information.*
  - Is located** in a Special Flood Hazard Area – FIRM zone designation is \_\_\_\_\_  
*100-Year flood elevation at the site is: \_\_\_\_\_ ft. NGVD (MSL)*  *Unavailable*  
*\*\*\* In this event, the owner, contractor must provide a building elevation certificate obtained only from a certified Land Surveyor, Engineer, or Architect authorized by law to certify elevation information.*
  - Is located in the floodway** – FBFM Panel No. \_\_\_\_\_ Dated: \_\_\_\_\_  
**(If different from the FIRM panel and date)**
  - See **Section 4** for additional instructions.

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Signature

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Date

**SECTION 5: PERMIT DETERMINATION** (To be completed by City Personnel)

I have determined that the proposed activity:      **A.**  Is      **B.**  Is not      in conformance with  
the City's Flood Damage Prevention Ordinance.

Signed

Date

**If Box A is checked:** City personnel may issue a building permit upon payment of the designated fees.

**If Box B is checked:** City personnel will provide a summary of deficiencies to the applicant. Applicant may revise and resubmit the application to the City or may request a variance from the City Council.

Accepted by:

Date: