

BEAUMONT

Planning & Community Development
Commercial New Construction Checklist

1. Please consider scheduling a pre-development meeting with us to walk through your job with each department.

2. Verify the following before submitting to the City of Beaumont:

- All plans must obtain a Texas Registered Engineer Windstorm Certification.
- All zoning requirements for the applicable zoning district must be met. Zoning Codes are available at BeaumontTexas.gov.
- TDLR Registration (TABS#) is required if your project valuation is \$50,000 or more. The Texas Department of Licensing and Regulation Architectural Barriers Division require registration of these projects. The City of Beaumont must verify that this has been done before a permit is issued. Projects of less than \$50,000 valuation are not required to register with TDLR, though compliance with applicable accessibility laws is still required. Visit TDLR.Texas.gov > Search Site > You will need to click on Texas Architectural Barriers online system to certify compliance.
- Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to individuals with disabilities.
- Proof of Energy Code Compliance is required for all new construction, demonstrating compliance with the 2015 International Energy Code. This includes a ComCheck Report submitted with plans and Beaumont's IECC compliance worksheet. A list of Energy Inspectors can be found in the Building Codes office or emailed at your request.

3. In one PDF, please make sure your plans have the following:

- Property Survey
- Site Plan Detail Sheet
- Foundation Plan Detail Sheet
- Floor Plan Detail Sheet
- Elevation Detail Sheet
- Wall Detail Sheet
- Electrical Plans
- Plumbing Plans
- Mechanical Plans
- Fire Protection or Fire Alarm System Plans
(Reviewed by Fire Marshall's Office)

4. Once ready, access online portal at BeaumontTexas.gov > Departments > Building Codes

1. **Apply** for permits
2. **Upload one clean PDF of plans**, as specified above.
3. Additionally, **upload completed ComCheck**, filled out by an approved energy inspector.
 - Note: You do not need to upload windstorm certification or energy code compliance until **end of job**.

The City of Beaumont has adopted the following building codes:

2015 International Building Code	2014 National Electric Code
2015 International Residential Code	2015 International Plumbing Code
2015 International Fire Code	2015 International Fuel Gas Code
2015 International Energy Conservation Code	2015 International Existing Building Code
2015 International Property Maintenance Code	

Questions? Reach us at building_codes@beaumonttexas.gov

TENANT / OWNER CANNOT BEGIN MOVING IN UNTIL ALL FINAL INSPECTIONS PASS