



RESIDENTIAL NEW BUILDING PERMIT REQUIREMENTS

For permit information, please contact the Community Development Department at (469) 429-4781 and located at 3815-B Sachse Road, Sachse, Texas 75048. Fees are due at the time the permit is picked up and shall be payable to the City of Sachse. This is information generally required for permitting and should not be considered an all-inclusive list. If you have specific inspection questions during the construction process, you may contact one of our building inspectors at (469) 429-4781. The inspectors are generally available Monday-Friday from 7:30-8:30 a.m. and from 3:30-4:30 p.m.

NEW HOMES and ADDITIONS (all inclusive of plumbing, electrical & HVAC fees)

1. Complete and submit a building permit application.
2. Provide three (3) complete sets of plans drawn to a scale no less than 1/8-inch equals 1'-0", which shall include but is not limited to the following:
 - a. Site or plot plan, which shall include building location, easements, front yard building line, and finish floor elevation (site plans shall be drawn to a scale no less than 1-inch equals 20'-0").
 - b. Fence plan if applicable.
 - c. Floor plan.
 - d. Roof and roof framing plan.
 - e. Detail and section plan (including chimney, stairs, roof framing, second story framing, TJI layout, and any specialty item such as an outdoor kitchen, doggie door, etc.).
 - f. Electrical plan (indicating the location of all outlets, panels, lighting, and other fixtures including but not limited to smoke detectors).
 - g. Plumbing plan (indicating all fixture locations and provide a riser diagram).
 - h. Mechanical plan (shall include type of equipment, capacity, duct sizes, etc.).
 - i. Drainage plan (stamped and signed by a State of Texas Licensed Engineer).
 - j. Foundation plan (stamped and signed by a State of Texas Licensed Engineer and provide an Engineer's letter).
 - k. Energy compliance report (Energy Star, or any approved report and provide documentation of HERS rating score of 85 or below).
3. The City retains one (1) complete plan set, sends one copy to the applicable appraisal district (Dallas or Collin County), and returns an approved plan set to the builder.
4. All Contractors and Subcontractors (General Construction, Electrical, Plumbing, HVAC, Irrigation, HERS Provider, etc.) shall register or validate permits in person at our office before any inspections will be conducted.
5. Permit fee is based on the Master Fee Schedule.
6. All work and materials shall be in compliance with the 2009 International Residential Code (IRC), 2008 National Electrical Code (NEC), the adopted code amendments, and the City of Sachse Code of Ordinances.



RESIDENTIAL NEW BUILDING PERMIT REQUIREMENTS

ZONING BUILDING REQUIREMENTS

Zoning District	Minimum Setbacks			Maximum Height		Minimum Lot Area	Maximum Lot Coverage	Minimum Home Size
	Front	Rear	Side	Stories	Height			
R-10	25 ft	See Note 1 Below	See Note 2 Below	2	30 ft	10,000 sf	35%	2,000 sf
R-12	30 ft	See Note 1 Below	See Note 2 Below	2	30 ft	12,000 sf	35%	2,000 sf
R-15	40 ft	See Note 1 Below	See Note 2 Below	2	30 ft	15,000 sf	35%	2,000 sf
R-39	90 ft	See Note 1 Below	See Note 2 Below	2	30 ft	39,000 sf	35%	2,000 sf
R-E	90 ft	See Note 1 Below	See Note 2 Below	2	30 ft	5 acres	35%	1500 sf
PD	See Note 3 Below	See Note 3 Below						

1. The rear yard shall not be less than 25 feet or 20 percent of the depth of the lot, whichever amount is smaller.
2. The side yard shall be a width of not less than 10 percent of the width of the lot at the front building line.
3. All Planned Development (PD) requirements can be obtained upon request through the Community Development Department at (469) 429-4781.



RESIDENTIAL NEW BUILDING PERMIT REQUIREMENTS

REQUIRED INSPECTIONS

1. First BMP Erosion and Sediment Control (to be done prior to beginning any work on site)
2. Temporary Pole
3. Pier (a pre-pour inspection is required)
4. Plumbing Rough
5. Foundation (a pre-pour inspection is required)
6. Exterior Sheathing (only required prior to building wrap)
7. Seconds (2nds) (framing, electrical rough, plumbing top-out, mechanical rough, roof & windows)
8. Insulation
9. Sheetrock
10. Utility Final
11. Flatwork (a pre-pour inspection is required)
12. Drainage
13. Building Final