

SINGLE FAMILY DWELLING / DUPLEX

GENERAL INFORMATION

The construction of any new single-family dwelling requires a building permit. All construction must comply with the International Residential Code as adopted and amended by the City of College Station. Click [here](#) for local amendments. All contractors must be [registered](#) in the City of College Station

APPLICATIONS AND FEES

For each one and two family dwelling construction project the Building Division must receive a completed [Application for Building Permit](#) and one (1) set of plans. A [permit fee](#) is required upon approval of application. In order to ensure that the structure complies with all building codes and city regulations, a detailed review of the application, site plan and all submitted construction documents will be completed prior to the issuance of a residential building permit.

The plans will also be reviewed for compliance with planning and zoning regulations. The proposed use of the structure will be checked for compatibility with the zoning district in which the structure is to be located. If any problems are uncovered during the application/plan review process, the applicant will be required to make the necessary corrections before a building permit can be issued.

Once the permit has been issued, construction must begin on the project within 180 days. Failure to start construction or to have the appropriate inspections completed could result in the expiration of the permit and delay in construction.

PLANS SUBMITTAL REQUIREMENTS

- A copy of a site plan drawn to scale with dimensions indicating the location of the house on the property and showing easements, setbacks, driveways and property lines or boundaries.
- Plans with dimensions indicating how the structure will be constructed.
- These plans should include:
 - foundation plans
 - floor plans
 - elevation drawings
 - wall bracing details
 - electrical plans
 - mechanical plans
 - plumbing plans
 - materials used
 - spacing of framing members.

INSPECTIONS

For new construction a minimum number of eleven (11) inspections are required and must be completed in the following order:

1. Plumbing / Sewer Rough
2. Building Foundation
3. Plumbing Top Out *
4. Electrical Rough-In *
5. Mechanical Rough-In *
6. Building Framing
7. Energy / Insulation
8. Plumbing Final *
9. Electrical Final *
10. Mechanical Final *
11. Building Final

*NOTE: Inspections marked with an asterisk can be completed in any order provided the electrical rough-in, plumbing top out and mechanical rough-in inspections are completed before the framing inspection and the plumbing final, electrical final and mechanical final inspections are completed before the building final inspection.

Please contact Planning & Development Services at 979.764.3570 or visit <https://etrakit.cstx.gov/etrakit3> to schedule an inspection.

ADDITIONAL INFORMATION

Once the structure is complete and final approval has been given by the Building Department, a certificate of occupancy will be issued and the structure can be occupied. Please contact Planning & Development Services at 979.764.3570 for additional information.