



Commercial Interior Remodel

The Process

◆Department of State Health Services (TDH) requires that, before renovation or demolition work is conducted, an **Asbestos Survey** must be conducted by a person who is accredited to safely and accurately collect representative samples. Contact Local DSHS office for assistance. (325) 795-5863.

◆Verify with Planning and Development Services the use or occupancy complies with zoning requirements.

◆Requirements to make buildings and facilities **accessible** to and usable by people with **physical disabilities** will apply to existing buildings that undergo a change of occupancy group with certain amounts of interior modifications. Submit plans to the State or a **Registered Accessibility Specialist** for Accessibility compliance for projects greater than \$50,000.00. See a RAS list at www.license.state.tx.us/index.htm

◆Submit Building Plans

- Provide 2 Complete sets of plans and 1 set of Specifications, 3 sets if building is a restaurant or has food preparation.
- Floor plan drawn to scale and accurately dimensioned.
- Identify the use of each room.
- Provide door, window and hardware information.
- Provide Mechanical, Plumbing and Electrical Plans.
- Electrical Plans shall include anticipated loads and a riser diagram.
- Identify "Type of Construction" (Example: wood studs, metal studs, cinder block, etc.)
- Identify type of Occupancy. Example: Mercantile, Business, Assembly, Storage, Factory, etc.
- Provide Com Check Energy Code Compliance Report when conditioning new space.
- Provide Texas Accessibility Registered Project Number.

Additional Information

◆Building permit must be obtained by the owner of the property, acting as the Building Contractor, owners hired representative, or a bonded and registered contractor with the City of Abilene.

◆Separate Plumbing, Mechanical, and Electrical permits are required and must be obtained after building permit has been issued by a bonded and registered contractor with the City of Abilene.

◆Buildings over 5,000 sq. ft. shall have a Professional Texas Engineer design structural alterations, mechanical, plumbing and electrical.

◆Building in excess of 20,000 sq. ft. and altering the emergency egress for more than 50 occupants shall require a State of Texas Licensed Architect.

Plan Review Process

◆Commercial Permit Application must accompany Plans.

◆25% of the permit fee must be paid prior to City accepting plans for review.

◆Plan review process takes approximately 15 working days depending on work load.

Fees

◆Minimum Fee of \$50.00

- Building permit fees for new construction are based on values and fees according to Table A.
- Mechanical, Plumbing, and Electrical permit fees are based on appropriate fee schedules.

B-12B

Development Service Center

Ph: (325) 676-6232
Fax: (325) 676-6288

Planning and
Development Services
(325) 676-6382

Location:
City Hall
555 Walnut Street
Room 100

**City of Abilene
Homepage:**
www.abilenetx.com