



**COMMERCIAL**

**BUILDING PERMIT APPLICATION**

**ADDRESS: 415 W. UNIVERSITY DR (POBOX 1079), EDINBURG TX, 78540**

**PHONE: 956/388/8203 FAX: 956/292/2080**

PERMIT NO.: \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

GENERAL CONTRACTOR \_\_\_\_\_

PHONE NO. \_\_\_\_\_

ADDRESS \_\_\_\_\_

(\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ (OFFICE)

CITY, STATE & ZIP \_\_\_\_\_

(\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ (MOBILE)

EMAIL ADDRESS \_\_\_\_\_

PROJECT SITE ADDRESS: \_\_\_\_\_

IMPROVEMENT  
VALUE \$ \_\_\_\_\_

LOT(S): \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_ GATE CODE: \_\_\_\_\_

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

\_\_\_\_ NEW \_\_\_\_ ADDITION \_\_\_\_ REMODEL \_\_\_\_ REPAIR \_\_\_\_ SIGN \_\_\_\_ DEMOLITION (NEED APPROVAL: \_\_\_\_ SWD)

TOTAL BLDG SQ. FT # PARKING SQ FT LOT  
SQ FT LIVING SPACE LOT FRONT FLOOR ELEVATION FLOOD ZONE

FOUNDATION	EXT WALLS	INTERIOR WALL	ROOF	OTHER CONDITIONS
__ CONCRETE SLAB	__ MASONRY VENEER	__ SHEETROCK	__ ROOF SHINGLES	__ PUBLIC SIDEWALK
__ CONCRETE PIER	__ MASONRY SOLID	__ PANEL	__ COMPOSITION	__ CORNER LOT
__ CONCRETE BLOCK	__ METAL SIDING	__ SEALED	__ METAL	__ CUL-DE-SAC
__ CONCRETE BEAM	__ COMPOSITION	__ TEXTONE	__ CLAY TILE	__ OTHER _____

OWNER: \_\_\_\_\_ PHONE NO. (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

ADDRESS: \_\_\_\_\_ MOBILE NO. (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

**\*\*\* GENERAL LIABILITY INSURANCE OR SURETY BOND (\$10,000) IS REQUIRED \*\*\***

**\*\*\* Please complete full packet \*\*\***

FOR INTERNAL USE ONLY						
Code Enforcement	Fire Marshal	Planning & Zoning	Forester	Env. Health	Solid Waste Mgmt.	Engineering P.W./U.Dept

**EFFECTIVE IMMEDIATELY**

**Inspections requested between 8:00 A.M to 11:30 A.M will be conducted that same afternoon (time permitting).  
Inspections requested between 11:31 A.M to 4:30 P.M will be conducted the following (business) morning (time permitting).**



***Code Enforcement Division***  
**Building Permit**  
**Application Requirements**

Application for new and additions to apartment complexes, commercial, industrial, institutional and other non-residential buildings, must be accompanied by all or most of the following items. Applications without required items will not be accepted for processing. Please review, place a check mark besides items being submitted and sign the form. A pre-application conference can be scheduled to identify specific requirements for a project.

\_\_\_\_\_ Texas Department of Registration and Licensing Arch. Barriers Project # \_\_\_\_\_.  
Project # required for all public or commercial building project with value over \$ 50,000.00 State Law prohibits the City from accepting applications without project #. Contact TDLRC at Tel. # 1-800-803-9202 or at [www.license.state.tx.us](http://www.license.state.tx.us) Must show proof of conditional approval from Registration Accessibility Specialist within 60 days of registration or prior to occupancy of building.

\_\_\_\_\_ Asbestos Survey is required for renovations or demolition projects involving a commercial or public building. Non-residential building and apartment complexes larger than four-plexes are considered public or commercial. State Law Prohibits City from accepting application unless City verifies asbestos survey has been completed by a person licensed, accredited, or trained to perform a survey. Contact TDH at 1-800-572-5548, & at [www.tdh.state.tx.us/beh/asbestos](http://www.tdh.state.tx.us/beh/asbestos)

\_\_\_\_\_ All commercial, industrial, institutional, and multi-family developments shall comply with the following codes adopted by the City: 2012 International Building Code, 2012 International Plumbing Code, 2012 International Mechanical Code 2009 International Energy Code, 2008 National Electrical Code, 2012 Wildlife-Urban Interface Code and 2012 International Fire Code

\_\_\_\_\_ Certificate of compliance required on acreage tracts. Certification of compliance process is administered by the Planning Department. (Submittal of Copy is Required)

\_\_\_\_\_ Right-of-way dedication on roadway in accordance with the City's Thoroughfare plan. This requirement is identified as part of the subdivision plat or certification of compliance process.

\_\_\_\_\_ Compliance with City Architectural Standards is required for all new construction, additions, and elevation changes. A copy of the standards is available in the Code Enforcement Division

\_\_\_\_\_ Certificate of Elevation is required on property in an AH & AE flood zones. This process is administered by the Public Works Department.

\_\_\_\_\_ Utilities requires water and wastewater plans showing both existing and proposed improvements. The City requires outdated water and wastewater lines to be replaced with new lines according to its mater plan and if needed, fire hydrants to be installed. These requirements are jointly reviewed and identified by the City Engineer, Utilities, and Fire Marshal's office during the subdivision plat or building permit process.

\_\_\_\_\_ A drainage report prepared by a civil engineer, along with a plan showing existing and proposed improvements, including areas for retention of runoff.

\_\_\_\_\_ Driveway permit from City; and State if road is a designated F.M. Road., State or Federal highway.

**Signature:** \_\_\_\_\_

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

# Code Enforcement Division

The Code Enforcement Department would like to inform the general public as well all construction contractors of our plan submittal process.

The following items will need to be turn in when submitting a plan for Commercial Construction, Remodeling and Additions. CODE'S USED

2012 International Building Code 2012 International Plumbing Code 2012 International Mechanical Code  
2009 International Energy Code 2008 National Electrical Code 2012 International Fire Code  
2012 Wildlife-Urban Interface Code

\_\_\_\_\_ Completed Application      \_\_\_\_\_ Completed Checklist

Cover sheet code summary to include:

YES / NO / NA

- Designer's name and signature on documents. If licensed architect or engineer seal shall be affixed.  
Code editions, building height, number of stories, and gross floor area in square feet.  
Project description and design assumptions.  
Occupancy Classification per IBC Chapter 3.  
Minimum Type Construction (IBC Table 503)
- One (1) Copy of site plan showing: (dimensioned)  
Building footprint and relation to adjacent buildings or structures.  
Fire department access  
Location of FDC  
Location of post indicator valve  
Fire hydrants  
Property lines, easements, set backs  
Sidewalks (Free of any structures Examples; mailboxes, light poles, phone lines . . . .)  
Dumpster location and details  
Parking layouts and number of spaces and accessible parking spaces  
Landscaping Layout
- Fire Resistant Construction Requirements:  
   Fire or smoke resistant separations (UL design number required)  
Indicate tenant separations with rated systems (UL design number required)  
Fire resistant protection for type of construction  
Shaft wall system  
Protection of openings and penetrations of rated walls (tested systems) UL design # required  
Fire blocking and draft-stopping details  
Calculated fire resistance ratings
- Life Safety and Fire Suppression: (2012 International Building & Fire Code)  
Fire sprinkler layout (indicate existing system if any and connections)  
Fire alarm system (early warning) If not on contractor's plan at time of permitting  
Smoke evacuation system and riser diagram  
Stand-pines: per-engineered system and riser diagram  
Testing procedures  
Occupancy load and egress capacity
- Occupancy Load / Egress Requirements:  
Occupancy load (gross and net)  
Means of egress pathway, travel distance calculated  
Exit access, exit and exit discharge  
No dead end corridors  
Stair construction/ geometry and protection (with handrails/guardrails detail no typical details)  
Door and required ratings  
Seating plans (for assembly occupancies)  
Furniture plan, laboratory layout  
Emergency lighting and exit signs  
Specific occupancy requirements  
Construction requirements

**Horizontal exits/ exit passageways**

- Structural Requirements:**
  - Soil conditions/analysis (IBC Chapter 18)
  - Termite protection (IBC Chapter 23)
  - Design loads (IBC Chapter 16)
  - Wind requirements
  - Building envelop (IECC 2009)
  - Structural calculations
  - Foundation
  
- Material Details:**
  - Wood, steel, concrete, masonry ...etc
  - Aluminum structures to include appropriate engineering design
  - Glass/ Glazing(mfg details to indicated compliance with design loads including installation and attachments)
  - Gypsum board and plaster
  - Roof (mfg listed system for wind zone with installation and attachments)
  - Insulation (type and rating)
  - Ceiling assemblies
  
- Accessibility: (Texas Accessibility Standards) (IBC Chapter 11)**
  - Site plan showing accessible features
  - Accessible rout
  - Vertical accessibility
  - Toilet and bathing facilities
  - Drinking fountains
  - Equipment
  - Special occupancy requirements
  - Signage
  
- Special Systems:**
  - Elevators and Escalators
  - Lifts
  
- Electrical System: (2008 National Electrical Code)**
  - Wire and conduit size, services, feeders and branch circuits, over-current protection
  - Grounding, wiring methods and materials, GCFI, Arc fault
  - Equipment etc ... motors, controllers
  - Special occupancies
  - Emergency systems
  - Communication systems
  - Low voltage
  - Load calculations
  - Riser diagram
  - Panel schedules
  - Panel location
  - Lighting plan
  - Power plan
  - Fire alarm system
  
- Plumbing System: (2012 International Plumbing Code)**
  - Minimum plumbing facilities with calculations
  - Fixtures
  - Water supply piping
  - Sanitation drainage and venting
  - Roof drainage
  - Water heater
  - Protection of potable water supply (backflow preventor)
  - Location and connection of water supply
  - Grease traps (if applicable)
  - Plumbing riser diagram

**Mechanical Systems: (2012 International Mechanical Code)**

- Energy Analysis 2009 IECC
- Equipment energy analysis
- Make-up air
- Duct system
- Fire dampers
- Exhaust systems
- Appliances
- Ventilation
- Boilers
- Refrigeration
- Bathroom Ventilation
- Laboratory exhaust systems
- Chimneys, fireplaces and vents
- Roof mounted equipment and anchoring

**Gas Systems:**

- Gas piping layout with valve location
- Venting
- Combustion air
- Chimneys and vents
- Appliances
- Type of Gas Systems
- LP tank location
- Riser diagram

**Demolition:**

- Asbestos Survey (Texas Asbestos Health Protection Act)
- Scope of work and site plan
- Separate demolition permit required

PERMIT FEE \$ \_\_\_\_\_

PARKLAND FEE \$ \_\_\_\_\_ PARKLAND DED. ACCT # 76-2200-040 \_\_\_\_\_

TOTAL PERMIT FEE \$ \_\_\_\_\_

**AGENT/OWNER(PLEASE PRINT) \_\_\_\_\_ DATE \_\_\_\_\_**

REVIEWER/INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**I hereby certify that I have read and examined this document 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 herein or not. 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.**

BUILDING DISTANCE FROM PROPERTY LINES			
FRONT	SIDE	REAR	SIDE

RECEIVED: Date: \_\_\_\_\_ Time: \_\_\_\_\_ Initials: \_\_\_\_\_



**ARCHITECTURAL DESIGN REVIEW**

**Evaluation Form  
Original Townsite Architectural District**

Project Name: \_\_\_\_\_  
 Building Name: \_\_\_\_\_ Location/Address: \_\_\_\_\_  
 Owner: \_\_\_\_\_ Contact Person: \_\_\_\_\_ Tel# \_\_\_\_\_  
 Project Description: \_\_\_\_\_

Classify Construction Type / Zoning District / Points Required

	<input type="checkbox"/> New Construction	<input type="checkbox"/> Major Addition	<input type="checkbox"/> Minor Addition	<input type="checkbox"/> Major Elevation Change	<input type="checkbox"/> Minor Elevation Change
<input type="checkbox"/> Commercial Zones	225	225 <sup>1</sup>	225 <sup>2</sup>	225 <sup>1</sup>	0 <sup>3</sup>
<input type="checkbox"/> Residential Zones	190	190 <sup>1</sup>	---- <sup>3</sup>	---- <sup>3</sup>	0 <sup>3</sup>
<input type="checkbox"/> Industrial Zones	160	160 <sup>1</sup>	160 <sup>2</sup>	160 <sup>1</sup>	0 <sup>3</sup>

Points shall be calculated on the entire property, both existing and publicly visible improvements.  
<sup>2</sup> Points shall be calculated on proposed publicly visible construction only.  
<sup>3</sup> No specific number of total points is given however; proposed work shall not result in a lesser point total than existed prior to improvements.

Fee: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Results: \_\_\_\_\_ Date: \_\_\_\_\_

ORIGINAL TOWNSITE	DESIGN STANDARDS	PROJECT NAME:
<b>WALLS</b>		<b>POINTS POSSIBLE</b>
<b>Predominant Exterior Surface Material</b>		<b>POINTS RECEIVED</b>
A. Brick or Stucco		<b>30 pts</b>
B. Limestone, Integrally colored unit masonry (ICUM) or Glass block		<b>25 pts</b>
C. Concrete, Glass curtain wall, Wood siding, Wood simulated materials or non-ICUM		<b>20 pts</b>
D. Mirrored glass curtain wall or metal		<b>-10 pts</b>
<b>Color of Predominant Exterior Surface Material</b>		
A. White, off whites		<b>30 pts</b>
B. Earthtones, creams or pastels of earthtone hues including but not necessarily limited to rose, peach & terra cotta colors		<b>20 pts</b>
C. Pastel colors of non-earthtone hues, yellows, greens and grayish greens		<b>15 pts</b>
D. High-intensity colors, metallic colors, red or black		<b>-10pts</b>

ORIGINAL TOWNSITE	DESIGN STANDARDS	PROJECT NAME:	
WALLS CONT.	POINTS POSSIBLE	POINTS RECEIVED	
<p><b>Exterior Surface Material</b></p> <p>A. Wall surfaces appear monolithic with at least 75% of the total wall area, one material and one color. Differing shades of the same general hue shall not be considered different colors. Non-solar fenestration, window/door awnings, applied trim and accent materials, colors and decorative bands (with the exception of stucco, masonry or concrete control joints) are used in such a way that they do not give a panelized or prefabricated appearance or produce checkerboard patterns. Fenestration and/or accent colors on wall surfaces under portals or canopies having a horizontal depth of at least 6 ft shall be exempt from area calculations.</p> <p>B. Wall surfaces do not meet the criteria set forth in subsection (a) above.</p>	<p><b>10pts</b> <b>-10pts</b></p>		
<b>ROOFS</b>			
<p><b>Roof Form</b></p> <p>A. Flat roofs entirely hidden from public view parapets.</p> <p>B. Flat roof surfaces not entirely concealed from public view by parapets, uniformly sloping roofs or any combination of flat and uniformly sloping roofs, having a height, from spring line to peak, that does not exceed the average height of the supporting walls. The permitted roof slopes to be equal to or to be greater than 5 ft. rise to 12 ft. but less than or equal to 12 ft. rise to 12 ft.</p> <p>C. Uniformly sloping roofs or any combinations of flat and uniformly sloping roofs, having a height, from spring line to peak, that does not exceed the average height of the supporting walls and having a slope with less than 5ft. of vertical rise for every 12 ft. of horizontal run.</p> <p>D. Any type of sloping roof having a height, from spring line to peak, that exceeds the average height of the supporting walls; non-uniformly sloping roofs; or any combination of flat and non-uniformly sloping roofs.</p>	<p><b>20pts</b></p> <p><b>15pts</b></p> <p><b>10pts</b></p> <p><b>-10pts</b></p>		
<p><b>Predominant Roof Material</b></p> <p>A. All surfaces concealed from public view or barrel tile of concrete or clay</p> <p>B. Flat tiles of concrete, clay or slate; or copper metal</p> <p>C. Wood, textured composition shingles or standing seam metal</p> <p>D. Plastic, fiberglass, or other metal; non-textured composition shingles; or glass</p>	<p><b>20pts</b></p> <p><b>15pts</b></p> <p><b>10pts</b></p> <p><b>-10pts</b></p>		
<p><b>Predominant Roof Color</b></p> <p>A. All surfaces concealed from view, or browns, earthtones including copper metal</p> <p>B. Low-intensity colors</p> <p>C. White</p> <p>D. Bright, high-intensity colors (red, yellow, blue &amp; silver)</p>	<p><b>15pts</b></p> <p><b>10pts</b></p> <p><b>0pts</b></p> <p><b>-15pts</b></p>		

ORIGINAL TOWNSITE	DESIGN STANDARDS	PROJECT NAME:	
BUILDING FORM	POINTS POSSIBLE	POINTS RECEIVED	
<p><b>Massing</b></p> <p>A. One-story buildings with over 10,000 sf. of gross floor area and multi-story buildings with over 20,000 sf. of gross floor area which are designed with wall plane projections or setbacks on each publicly visible façade having a depth of at least 6 feet and extending at least 15 feet.</p> <p>B. One-story buildings with less than or equal to 10,000 sf. of gross floor area and multi-story buildings with less than or equal to 20,000 sf. of gross floor area which are designed with either offsetting wall planes or upper story step backs of at least four horizontal feet or a recessed entry space or projecting canopy or portal having a depth of at least six horizontal feet on at least one publicly visible façade.</p> <p>C. Buildings not utilizing the massing techniques described in sub-sections above</p>	<p><b>20pts</b></p> <p><b>20pts</b></p> <p><b>0pts</b></p>		
<p><b>Architectural Features</b> (Design points are allotted for the use of <u>each</u> feature)</p> <p>A. Use of arches for doorways, windows or portals with a spring point of at least 6 ft. above the ground.</p> <p>B. Decorative tile trim or tile accents around roof perimeter, windows, doorways, entries or signs.</p> <p>C. Decorative wrought iron, wrought iron used as gates, fencing, windows, signage, railings or columns.</p> <p>D. Architectural decorative accents. Use of architectural decorative accents in complimentary materials including portal windows, stained glass, carved stone, plaster or stucco.</p> <p>E. Decorative use of brick, stucco or stone accents around walls, columns, roof lines, doors or windows.</p>	<p><b>5pts</b></p> <p><b>5pts</b></p> <p><b>5pts</b></p> <p><b>5pts</b></p> <p><b>5pts</b></p>		
<b>DOOR AND WINDOWS</b>			
<p><b>Treatment</b></p> <p>A. More than 50% of doors, windows and glazed surfaces, which are not located under portals or canopies having a horizontal depth of at least 6 ft. having one of the following: frames recessed a minimum of 4 inches; are cased with trim; have divided lites; have exposed or other wise articulated lintels.</p> <p>B. More than 50% of doors, windows and glazed surfaces do <u>not</u> meet the requirements set forth in subsection above.</p>	<p><b>20pts</b></p> <p><b>0pts</b></p>		
<p><b>Glazing</b></p> <p>A. All glazing is clear or tinted neutral gray</p> <p>B. Any use of colored glazing</p> <p>C. Any use of mirrored glazing</p>	<p><b>20pts</b></p> <p><b>0pts</b></p> <p><b>-10pts</b></p>		
<p><b>Door Material</b></p> <p>A. Solid wood doors, wood french doors, or decorative bronze doors</p> <p>B. Paneled metal doors</p> <p>C. Glass doors</p>	<p><b>10pts</b></p> <p><b>5pts</b></p> <p><b>0pts</b></p>		



ORIGINAL TOWNSITE	DESIGN STANDARDS	PROJECT NAME :	
LIGHTING	POINTS POSSIBLE	POINTS RECEIVED	
<b>Shielding</b> (excluding recessed fixtures) <ul style="list-style-type: none"> <li>A. Building mounted artificial lighting sources (i.e. bulbs, lamps and elements) are shielded from public view, except for low intensity decorative lighting not exceeding 45 watts per lamp or bulb.</li> <li>B. Building mounted artificial lighting sources exceeding 45 watts per lamp or bulb are <u>not</u> shielded from public view.</li> </ul>	<p style="text-align: center;"><b>10pts</b></p> <p style="text-align: center;"><b>0pts</b></p>		
<b>Exterior Lighting Fixtures</b> (excluding recessed fixtures) <ul style="list-style-type: none"> <li>A. Use of antique, pierced, ceramic, pierced metal or other decorative fixture or (submit sample or specs for approval).</li> <li>B. Use of fixtures not meeting above criteria.</li> </ul>	<p style="text-align: center;"><b>10pts</b></p> <p style="text-align: center;"><b>-10pts</b></p>		
<b>MISCELLANEOUS</b>			
<b>Screening</b> <ul style="list-style-type: none"> <li>A. All mechanical, communications and service equipment, including satellite dishes and vent pipes, are screened from public view by parapets, walls, fences, dense evergreen foliage or by other means.</li> <li>B. All building mounted equipment set forth in subsection above is either screened and/or painted to match visually adjacent surfaces.</li> <li>C. All building mounted equipment set forth in first paragraph above is not screened and/or painted to match visually adjacent surfaces</li> </ul>	<p style="text-align: center;"><b>10pts</b></p> <p style="text-align: center;"><b>5pts</b></p> <p style="text-align: center;"><b>-10pts</b></p>		
<b>Public Areas</b> <ul style="list-style-type: none"> <li>A. Project contains courtyards, fountains, public art or landscaping visible to public.</li> <li>B. Project does not contain courtyards, fountains, public art or landscaping visible to public.</li> </ul>	<p style="text-align: center;"><b>20pts</b></p> <p style="text-align: center;"><b>-20pts</b></p>		
<b>Signage</b> <ul style="list-style-type: none"> <li>A. Signage meets recommended guidelines</li> <li>B. Signage does not meet recommended guidelines</li> </ul>	<p style="text-align: center;"><b>20pts</b></p> <p style="text-align: center;"><b>-20pts</b></p>		
<b>Fencing Materials</b> <ul style="list-style-type: none"> <li>A. Stucco, brick, limestone, wrought iron or ICUM.</li> <li>B. Wood or Concrete</li> <li>C. Non-ICUM, metal, chain link, painted concrete or block</li> </ul>	<p style="text-align: center;"><b>10pts</b></p> <p style="text-align: center;"><b>5pts</b></p> <p style="text-align: center;"><b>0pts</b></p>		
<b>Fence Color</b> <ul style="list-style-type: none"> <li>A. Earthtones; or black or dark green wrought iron</li> <li>B. Pastel, white or low-intensity colors</li> <li>C. High intensity or bright colors</li> </ul>	<p style="text-align: center;"><b>10pts</b></p> <p style="text-align: center;"><b>5pts</b></p> <p style="text-align: center;"><b>0pts</b></p>		
<b>Native Landscape</b> <ul style="list-style-type: none"> <li>A. 50% of plant material except grass is from approved Native Plant List</li> <li>B. Less than 50% of plant materials is from approved Native Plant List</li> </ul>	<p style="text-align: center;"><b>10pts</b></p> <p style="text-align: center;"><b>0pts</b></p>		
<b>Exterior Walk Surface Material</b> <ul style="list-style-type: none"> <li>A. Brick, pavers, tile or stone</li> <li>B. Stamped concrete or aggregate</li> <li>C. Concrete</li> <li>D. Asphalt</li> </ul>	<p style="text-align: center;"><b>10pts</b></p> <p style="text-align: center;"><b>5pts</b></p> <p style="text-align: center;"><b>0pts</b></p> <p style="text-align: center;"><b>-10pts</b></p>		
<b>TOTAL POINTS</b>	<b>330 PTS</b> <b>Maximum</b>		
<b>Comments:</b>  <hr/>			

*Signature:* \_\_\_\_\_ *Print Name:* \_\_\_\_\_ *Date:* \_\_\_\_\_



## List of Stormwater Requirements for Commercial Construction

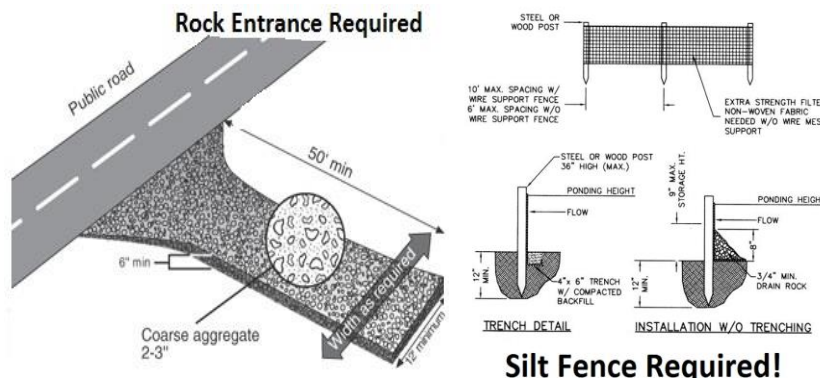
### During Construction:

1. Contractor will Maintain Good Housekeeping practices. Examples, cleaning of dirt, silt, mud, and construction materials on and off of project site.
2. Contractor is required to have a copy of the SWP3 on site at all times
3. Silt Fence is required around and in front of property, Silt fence will keep runoff and debris from flowing and blowing onto street.
4. Commercial construction is required to have a Stabilized Entrance (rock entrance). Information should be noted on the SWP3. Contractor will keep all vehicles from tracking mud, sand, and dirt off of City and State roads. These are all a Violation of city Ordinance (Ordinance # 2010-3464) and under the City of Edinburg's State Permit TXR040323. Routine Stormwater inspection will be conducted, if contractor continues to be in violation of tracking mud, sand, and dirt onto City and State roads, the contractor can be issued a stop work order with a citation up to \$2,000 under the Texas Code of Criminal Procedure Article 4.14 and Texas Government Code Section 29.003.
5. Contractor is required to have a TCEQ Permit NOI posted at all times for Small or Large Construction projects. **Small Construction**, land disturbance of equal to or greater than one (1) acre and less than five (5) acres of land. **Large Construction**, land disturbance of equal to or greater than five (5) acres of land.
6. Contractor will assure that all concrete wash outs will be washed on assigned wash out area as noted on the SWP3. If dumped on city property or streets, citation will be issued to the contractor and to the concrete facility. It is the contractor's responsibility for having a designated area for all wash outs.
7. Contractor are required to have a commercial dumpster on site as noted on the SWP3.
8. Inlet Protection is required when storm drain is near the project site and noted on the SWP3.

### Post-Construction:

1. Contractor will assure that all BMPs will not be taken down until 70% of vegetation is installed. All BMPs will be maintained during the duration of the construction.
2. Contractor will continue to Maintain Good Housekeeping practice.
3. Contractor will not leave any construction material on street or any city right a-way. In addition, contractors will assign a cleanup crew for street and curbs after the work day is complete.
4. Contractor will Maintain the Stabilized Entrance (rock entrance) when needed.

Failure to meet these requirements will and can result on a stop work order and/or citation. If you have any questions, please feel free to contact the Stormwater Inspector Robert Valenzuela at (956) 388-8211. [rvalenzuela@cityofedinburg.com](mailto:rvalenzuela@cityofedinburg.com) or Cell phone 956-250-7767



## Lista de requisitos para la construccion commercial

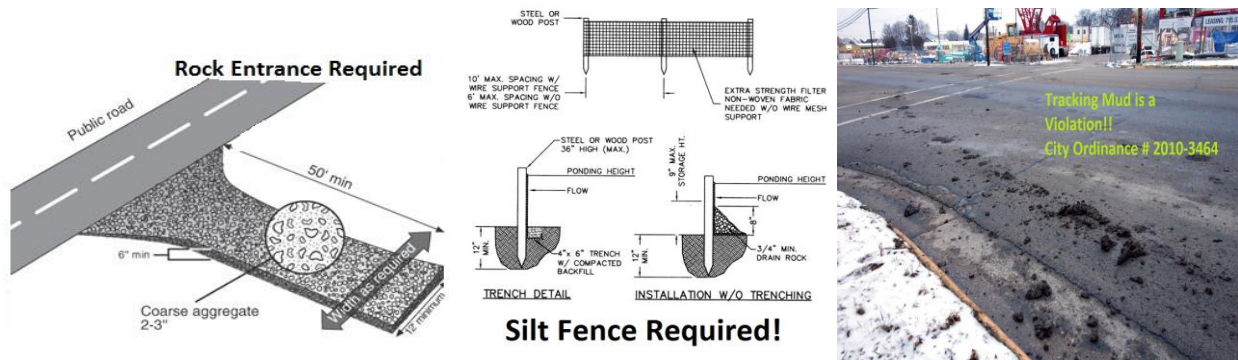
### **Durante la construccion:**

1. El contratista debe mantener buenas practicas de limpieza. Por ejemplo: limpieza de sedimentos, lodo y de materiales de construccion dentro y fuera de lugar del proyecto.
2. El contratista esta obligado a tener una copia del SWP3 en el sitio en todo momento.
3. La cerca de limo es necesaria alrededor y en frente de la propiedad, la cerca de limo mantendra el escurrimiento y los restos de fluido que llegen a la calle.
4. Construccion comercial es necesaria para tener una entrada estabilizada (entrada de roca). Informacion deve señalarse en el SWP3. El contratista mantendra todos los vehiculos limpios de arena y la suciedad fuera de carreteras municipales y estatales. Si se llega a faltar una de estas reglas, serian violaciones contra la ordenanza (ordenanza #2010-3464) de la ciudad de Edinburg y devajo del perimso estatal de TXR040323. Inspecciones de aguas pluviales se relalizaran si el contratista continua en violacion de las reglas, si sigue la suciedad de arena en las carreteras municipales y estatales, el contratista puede emitir una orden de cancelamiento con una multa de hasta \$2,000 bajo el codigo de Texas de procedimiento penal del articulo 4.14 y el codigo de gobierno seccion 29.003
5. El contratista esta obligado a tener un permiso TCEQ publicado en todo momento para pequenos o grandes proyectos de construccion.
6. El contratista asegurara que todos los lugares con cemento sean lavados como se indique en el SWP3. Si se vulca sobre propiedad de la ciudad o las calles, la citacion se publicara al contratista. Es responsabilidad del contratista de tener una area designada para todos los wash outs.
7. El contratista esta obligado a tener un contenedor comercial en el sitio del proyecto, como notado en el SWP3.
8. Se requiere proteccion de entrada cuando el drenaje de tormentas esta cerca del sitio del proyecto, como indicado en el SWP3.

### **Despues de la construccion:**

1. El contratista deve asegurarse que todos los BMPs no se quitan asta que el 70% de vegetacion este instalada. Todos los BMPs estaran instaladas durante la contstruccion.
2. El contratista continuara teniendo buena practica de limpieza.
3. El contratista no deve dejar material de construccion en la calle o en ninguna area de la ciudad. El contratista deve asignar a un grupo de limpieza para las calles despues de que se haya acavado el dia de construccion.
4. El contratista mantendra el estabilizado de entrada (entrada de rocas) cuando sea necesario.

Al no estar al pie con estos requisitos puede resultar con una orden para parar la construccion o multa si tiene alguna pregunta, puede contactar a el inspector Robert Valenzuela al (956) 388-8211. [rvalenzuela@cityofedinburg.com](mailto:rvalenzuela@cityofedinburg.com) o a su numero movil 956-250-7767





# LARGE CONSTRUCTION SITE NOTICE

FOR THE  
Texas Commission on Environmental Quality (TCEQ) Stormwater  
Program

## TPDES GENERAL PERMIT TXR150000

### ***“PRIMARY OPERATOR” NOTICE***

This notice applies to construction sites operating under Part II.E.3. of the TPDES General Permit Number TXR150000 for discharges of stormwater runoff from construction sites equal to or greater than five acres, including the larger common plan of development. The information on this notice is required in Part III.D.2. of the general permit. Additional information regarding the TCEQ stormwater permit program may be found on the internet at:

<https://www.tceq.texas.gov/permitting/stormwater/construction>

Site-Specific TPDES Authorization Number:	
Operator Name:	
Contact Name and Phone Number:	
Project Description: <i>Physical address or description of the site's location, and estimated start date and projected end date, or date that disturbed soils will be stabilized.</i>	
Location of Stormwater Pollution Prevention Plan:	