

# CITY OF PALACIOS

## BUILDING DEPARTMENT

311 Henderson; PO BOX 845, PALACIOS, TX 77465 \* Phone – 361.972.3605 \* Fax – 361.972.6555 \*  
www.cityofpalacios.org

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City Hall Hours-8:30am to 4:30pm  
Closed 12:00- 1:00pm Monday- Friday  
Meetings and Consultations by Appointment only  
Inspections require 24-hour advance notice before 4:30pm

The Building Department ensures the health, safety, and well-being of all people who live, work, or visit the City of Palacios by ensuring compliance with adopted building codes and City ordinances.

### **The City of Palacios has the following Design Requirements:**

1. 2012 International Building Codes
2. 2011 NEC
3. 150mph wind design (varies according to location ASCE-7)
4. 2018 Texas Building Code for Windstorm Resistant Construction

### **The following construction and design criteria is a guide for construction within the city limits:**

1. Architectural plans; including floor plans, site plan, plot plan, elevations
2. Structural plans signed and sealed by a TDI Appointed Engineer
3. Inspections by a TDI Appointed Inspector; WPI-1 at start of construction and WPI-8 at construction completion
4. REScheck or COMcheck report
5. MEP Plans; if commercial construction
6. ADA Plan for Commercial Projects over \$50,000
7. Asbestos Abatement Survey by licensed Asbestos Surveyor for Commercial demolition or renovation projects
8. Elevation certificate; depending on Floodplain location
9. Verification of Zoning

For specific requirements for construction type, please see below list.

### **New Residential Permits:**

1. Complete set of Structural Plans stamped by engineer
2. Complete set of Architectural plans
3. WPI-1 submitted by the Windstorm Engineer

4. Windstorm inspections performed by TDI Appointed Engineer
5. REScheck report
6. Elevation Certificate
7. Site Plan, Survey Plan and Drainage Plan
8. Building permit application from contractor registered with City of Palacios

### **Residential Remodel Projects for Windows, Doors, Siding, Porches, Carport (built-in-place), Roofs**

1. Building permit application from contractor registered with City of Palacios
2. WPI-1 submitted by the Windstorm Engineer
3. Windstorm inspections performed by TDI Appointed Engineer
4. Windstorm structural plans by Windstorm Engineer

### **New Commercial Projects**

1. Architectural plans; including floor plans, site plan, plot plan, elevations
2. Structural plans signed and sealed by a TDI Appointed Engineer
3. Inspections by a TDI Appointed Inspector; WPI-1 at start of construction and WPI-8 at construction completion
4. COMcheck report
5. MEP Plans
6. ADA Plan for Commercial Projects over \$50,000, registered with ADA
7. Asbestos Abatement Survey by licensed Asbestos Surveyor for Commercial demolition or renovation projects
8. Elevation certificate, Site Survey and Drainage Plan
9. Verification of Zoning

### **Commercial Remodel Projects**

1. Architectural plans; including floor plans, site plan, plot plan, elevations
2. Structural plans signed and sealed by a TDI Appointed Engineer
3. Inspections by a TDI Appointed Inspector; WPI-1 at start of construction and WPI-8 at construction completion
4. COMcheck report
5. MEP Plans
6. ADA Plan for Commercial Projects over \$50,000, registered with ADA
7. Asbestos Abatement Survey by licensed Asbestos Surveyor for Commercial demolition or renovation projects
8. Elevation certificate; depending on Floodplain location
9. Verification of Zoning

Changes in Occupancy will require the business to meet Texas Accessibility Standards. The website for these standards can be found at

<https://www.tdlr.texas.gov/ab/abtas.htm>

Please submit plans, documents and any questions to:

Building Department  
361-972-3605  
[buildingdepartment@cityofpalacios.org](mailto:buildingdepartment@cityofpalacios.org)