

City of Robstown

Plan Review Submittal



Plans and specifications for the initial plan review should be complete at the time of submittal. Use this guide as a check-list when submitting your plans for review. Please submit three (3) full size and three (3) reduced (11x17) signed and sealed sets of plans, four (4) full size if it is a food establishment.

Code Information

2012 International Building Code

2012 International Mechanical Code

2012 International Plumbing Code

2011 National Electrical Code

2012 International Fire Code

2012 Energy Conservation Code

2012 International Fuel & Gas Code

Texas Food Establishment Rules (Food Service)

For more information please contact Department of Planning & Development Services

At (361) 387-4589 ext. 135, or visit our website www.cityofrobstown.com

Development Plan Reviews

Your submittal package should consist of **three** full size sets, and **three** reduced (11x17) sets of the design documents and **one** full set of the specifications unless your project includes the repair, alternation or construction of a new kitchen or dining facility, in which case **four** complete full size and **three** reduced sets of the design documents and **one** full set of the specifications will be required. For planning purposes, our review will normally take 2 weeks, except for larger projects where a more detailed review is needed. **We will return incomplete packages without action.** If we require additional information for the review, we will immediately contact you.

At your request, we can subdivide the Plan Review process into two separate phases. It is impractical to split up a project design beyond that given the integration of the various building subsystem within a complete building design. We ask that you please identify your desires up front and clearly show that in your project summary information. The two submittal phases are:

Phase I is for an initial Site Plan and covers all of the items listed under the Phase I checklist. Phase II, III, IV and V will not be processed without Phase I being complete. *Full site plans will not be accepted at this time.*

Phase II is for a Development Plan and covers all of the items listed under the Phase II checklist.

Phase III is for the purpose of obtaining a partial permit for the footings and foundations. This phase is only used if the builder is seeking a partial permit for this work. In summary, we will require an approved site plan and all the information relating to the project summary, sealed and stamped structural drawings and calculations, geotechnical report, general building plans to include elevations as identified in these corresponding checklist.

Phase IV is for obtaining the balance of a building permit. Please review and complete the remaining checklists, not provided under Phase I, prior to submitting your design package for review.

Phase V is for shop drawings. This phase is not always necessary, however it provides us with an opportunity to identify and agree with the submittal of show drawings for specific building items or systems after the normal plan review has been accomplished. Submit shop drawings after design approval and issuance of building permits but before any work actually starts on these specific work areas or systems. Examples of these would be the sprinkler piping shop drawings, lightning protection shop drawings, steel supported systems, etc.

Note: All references to “sealed” shall mean signed and sealed by a registered Architect or Professional Engineer currently licensed by the State of Texas and in good standing.