Commercial Foundation Only Plans

Two (2) complete hardcopy plan sets or an electronic plan containing the following information:

**Land Development**
1) Title Sheet  
2) Grading Plan  
3) Drainage Plan  
4) Drainage Computation Tables  
5) Street Plan and Profile  
6) Storm Sewer Plan and Profile  
7) Detail Sheet  
8) Construction Phasing Plan  
9) All other requirements as documented in Municipal, Code Title 19, of the Subdivision Ordinance  
10) It is suggested that you coordinate with other entities (TXDOT, PSB, etc.) if project is abutting other Authorities Having Jurisdiction (AHJ)

**Storm Water Management (refer to Municipal Code 15.20)**
1) Construction site is less than one (1) acre:  
2) No permit required  
3) Construction site is one (1) to five (5) acres:  
   a. Automatically authorized if site qualifies based on time frame in appendix A of general permit.  
   b. If site does not qualify, but will qualify for exclusion based on calculated R factor <5, obtain permit waiver form  
   c. If site does not qualify for either, Storm Water Pollution Prevention Plan (SW3P) is required.  
4) Construction site is five (5) or more acres:  
5) Storm Water Pollution Prevention Plan (SW3P)  
6) Storm Drain Pollution Control Plan (SDPCP) application form with fee  
7) Copy of Notice of Intent (NOI) & payment of fee to the State of Texas

**Landscaping**
1) Separate detailed Landscape and Irrigation Plans, suggest 1:20’0” scale  
2) Submit sealed Detailed Site Development Plan when applicable  
3) Complete Legend  
4) Submit Formula for project, include all calculations for parkway and interior area, parking spaces and quantity of plant material required and proposed  
5) TxDot Design Section Approval required, if using TxDot ROW  
6) Identify Signs, Light Standards and Traffic Control Devices (including traffic signs)  
7) Seal all plans as required by state law  
8) Show any Special Contract, Special Permit or Detailed Site Development Plan requirements
9) Define all areas when in a Planned Mountain Development Zone

**Architectural / Structural:**
1) Building Permit Application available at the One-Stop Shop or at the City website at: www.elpasotexas.gov
2) Foundation plan (with Engineer’s seals) to include all details

**Electrical:**
1) All wiring diagrams of electrical service supplying the building
2) Riser diagram showing size of conduit and wire
3) Show location of service & load calculations to include all short circuit / fault current calculations
4) Location, description and calculations of all outdoor lighting complying with the Dark Skies Ordinance
5) Panel schedules & descriptions of circuits with connected loads, panel ratings & feeder sizes

**Fire Protection**
1) Indicate Fire Apparatus access to all structures
2) Location of fire hydrants

**Plumbing**
1) Plan view of all water, drainage, waste & vent piping rough-ins up to the building
2) Drainage, waste, vent & water supply plans, indicate type of fixtures with symbols
3) Location & size of gas, fuel oil or LPG piping supplying building
4) Show location of cleanouts, backwater valves & water shutoff valves
5) Location of any grease/sand/oil interceptors to be installed with the foundation
6) Provide secondary (emergency) roof drains and or/scuppers as required by IPC 1107 with subsections

**Zoning:**
1) Site plan drawn to scale
2) Property address
3) Legal description
4) Parking calculations with typical parking space details to include all accessible spaces and signage details
5) Set-backs
6) Property lines
7) Public or private easements & right of ways. Width & location of utility easements
8) Location of all existing & proposed structures to include buildings, fences & walls.
9) All driveways entrances to property with widths & locations
10) Deceleration lanes, median cuts & utility cuts
All plans must comply with the latest adopted edition of:
1) International Code Council family of Codes. Available at: www.ICCSAFE.org
2) National Electrical Code. Available online
3) Local amendments in the El Paso Municipal Code which can be found at:
   a. Building Code amendments:
      https://www.municode.com/library/#!/tx/el_paso/codes/code_of_ordinances?nodeId=TIT18BUCO
   b. Fire Code amendments:
      https://www.municode.com/library/#!/tx/el_paso/codes/code_of_ordinances?nodeId=TIT9HESA_CH9.52FIPRCO
   c. Subdivision
      https://www.municode.com/library/#!/tx/el_paso/codes/code_of_ordinances?nodeId=TIT19SUDEPL

For help in obtaining information or to contact the Building Permit Division, please call (915) 212-0085 or visit our website at:
http://www.elpasotexas.gov/planning-and-inspections