

CITY OF TEXAS CITY – COMPLIES WITH THE FOLLOWING INTERNATIONAL CODES:

2015 BUILDING CODE (IBC)
2015 RESIDENTIAL BUILDING (IRC)
2015 MECHANICAL CODE (IMC)
2015 PLUMBING CODE (IPC)
2015 ENERGY CONSERVATION CODE (IECC)
2015 FUEL GAS CODE (IFC)
2015 PROPERTY MAINTENANCE CODE (IPMC)
2014 NATIONAL ELECTRICAL CODE (NEC)

WHY PERMITS?

Permits enable the City to enforce the life-safety provisions of the building codes in Texas. The codes listed in this publication are a minimum standard, protecting life, health, property and public welfare by insuring public and private buildings meet a quality standard set for all buildings in the State of Texas.

WHO WE ARE

The City of Texas City Building Inspection Department is responsible for reviewing project plans, issuing building permits, inspecting all types of construction and remodeling projects as well as issuing certificates of completion or certificates of occupancy when all requirements are met.

CONTACT US

Phone: (409) 643-5946

Email: Inspections@texascitytx.gov

Hours: Monday – Friday
08:00 am – 5:00 pm

To ensure all customers are assisted on the day they arrive, new customers are not accepted after 4:00 pm



[CITY OF TEXAS CITY - TEXAS CODE OF ORDINANCES](#)

*Engineering and Planning
7800 Emmett F Lowry Expressway, Texas
City TX 77591*



Building Inspections

RESIDENTIAL STORAGE SHED INFORMATION



STORAGE SHEDS

100 SQUARE FT

A permit *is not* required

- Plot Plan showing location of structure in relation to property lines and other buildings. Setbacks are:
 - 1) 5 Ft from the side property line
 - 2) 5 Ft from the rear property line
 - 3) 10 Ft from other structures on the property.

GREATER THAN 100 SQUARE FT BUT LESS THAN 225 SQUARE FT

A permit *is* required

- Plot Plan showing location of structure in relation to property lines and other buildings. Setbacks are:
 - 1) 5 Ft from the side property line
 - 2) 5 Ft from the rear property line
 - 3) 10 Ft from other structures on the property.
- Subcontractor Validation Sheet if applicable

GREATER THAN 225 SQUARE FT

A permit *is* required.

You will need the following documents:

- Engineered stamped drawings with 2015 IRC Windstorm Declaration of 140 mph.
- Survey/site plan with setbacks:
 - 1) 5 Ft from the side property line
 - 2) 5 Ft from the rear property line
 - 3) 10 Ft from other structures on the property.
- Subcontractor Validation Sheet if applicable

METAL SHIPPING CONTAINER BOXES

Are not permitted in DISTRICT A – Single Family Residential

BUILDING INSPECTION GUIDELINES LESS THAN 225 SQ FT

1. Plot plan of entire property
2. Composition shingles are required to be nailed and nails must penetrate through sheath three quarters (3/4) of an inch. Six nails per 3 tab shingle or manufacturers recommended installation. **Staples and staple guns are not allowed.** To prevent warping, hurricane clips must be installed three (3) per long side of roof decking and two (2) per short end.
3. Composition roof shingles shall not be install on roofs with less than a 4 in 12 pitch.
4. Roof decking will be 1/2" minimum plywood or OSB nailed 12" on center minimum and 4" from corners.
5. Anchor bolts must be 5/8" x 9" with 6" embedment and be on 4' centers with full nut of thread and 2 x 2 x 1/8' square galvanized washer. Anchor bolts must be within 12" of all ends and corners.
6. Storage building with 8' or larger doors are considered garages and must have a designed anchor bolt layout per windstorm.
7. Wall studs must be on sixteen (16) inch centers. All headers and studs shall be #3 utility or stud grade lumber or equivalent
8. All studs, joist, and rafters from ridge to bottom plate must have hurricane clips.
9. All storage buildings must have collar ties on every other rafter.
10. Wood skid storage buildings must be anchored into ground with a minimum 2' long screw anchor on all corners and every six (6) feet. They must be wrapped around building or nailed to outer floor joist and sill.
11. Exterior of Storage building must be wrapped entirely with 7/16" plywood or OSB.
12. Final Inspection of building is required to meet building code.

CITY ORDINANCE REFERENCE

§ 160.083 ACCESSORY BUILDINGS.

§ 160.024 DISTRICT A SINGLE-FAMILY RESIDENTIAL.