



CITY OF MESQUITE

RESIDENTIAL REMODEL, REPAIR AND ADDITION

- I. Check plot plan (flood plain or flood way) Elevation Certificate, building line, easements and plat.
 - A. Indicate existing buildings with dimensions of exterior walls and whether masonry or frame. Check for masonry requirements.
 - B. Setbacks – all sides
 1. R-1, R-2 and R-3 subdivisions: 25 feet to rear property line. Interior side 5 feet. Exterior side varies; see plat if platted after 9-15-86. Key lot same as adjacent front yard.
 2. Planned Development (PD): must check subdivision.
 3. Rear entry garage: minimum 20' from garage door to rear property line.
- II. Foundation plan
 - A. Exterior beam width: frame – 10"; masonry – 12"
 - B. Exterior beam depth: 18" (6" into undisturbed soil)
 - C. Interior beam, 10" wide and 18" deep, is required when slab exceeds 12' in any direction.
 - D. Steel reinforcement
 1. Beams:
 - a. Two bars 1/2" steel at top of beam around perimeter of slab
 - b. Two bars 1/2" steel at bottom of beam around perimeter of slab (minimum 1/2" above bottom of beam)
 - c. Dowel all beam steel into existing slab 4" to 6" deep and secure properly.
 2. Floor slab:
 - a. Minimum thickness 3-1/2"
 - b. Steel reinforcement 3/8" steel spaced 18" o.c. each way and supported with plastic chairs.
 - c. All floor slab steel shall be doweled into existing concrete no less than every 18" and no less than 4" to 6" in depth.

III. Masonry requirements

- A. Masonry must be maintained around perimeter of structure, unless existing building is frame in which case masonry is not required. If built prior to the ordinance change requiring masonry, the addition must maintain the same percentage as original building.
- B. All masonry wall systems shall use wall ties to connect to main structure. For wood framed walls where studs are 16" o.c., brick ties shall be placed at 29" o.c. vertically and 24" o.c. horizontally. For wood frame walls with studs spaced 24" o.c., brick wall ties shall be placed vertically and 24" o.c. horizontally.

IV. Framing

- A. Must comply with Chapter 6 and 8 of the International Residential Code.
- B. Provide at least one window with minimum clear opening of 5.7 square feet, or exterior door approved for emergency escape or rescue for every room used for sleeping purposes. **EXCEPTION:** If window is located at grade level, the minimum clear opening may be reduced to 5.0 square feet.
 - 1. Minimum net clear opening height 24", width 20"
 - 2. Finished window sill 44" maximum height above floor
- C. Bathrooms and laundry rooms
 - 1. Natural lighting by means of glazed opening, minimum 10% of floor area or 25 square feet, whichever is greater, or artificial lighting
 - 2. Ventilation by means of operable window not less than 1/20 of floor area, minimum 1.5 square feet, or exhaust fan providing 5 air changes per hour

V. Smoke detector

Smoke detectors will be required when any proposed construction work requires a permit. Smoke detectors must be installed within the existing structure not only the area under construction. All smoke detectors installed using electrical power must be **interconnected** so if one is activated all will be. If attic spaces are not accessible to hard wire detectors, battery packs may be installed.

VI. Garage dimensions (minimum)

- A. One car 10' x 20'
- B. Two car 18' x 20'

VII. Gas service line and overhead electrical service locations

- A. No structure will be constructed over gas lines.
- B. All gas lines will be a minimum of 18" below grade.
- C. Minimum height from top of roof to electric service drop must be 8'.
- D. Separate plumbing and electric permits and inspections required.

VIII. Easements on property

Dimensions and location: check plat or tax department records if necessary.

IX. Elevations

- A. Show all sides of building if necessary for clarification.
- B. Maximum height of structure: 35' (measured midway between ridge and cap plate)

X. Garage conversion

- A. House constructed before 1964: one car parking required on site of approved concrete surface.
- B. House constructed after 1964: two parking spaces required 18' x 20' on site of approved concrete surface.

XI. Energy code requirements

- A. Residential energy inspections are required due to the passage of Senate Bill 5 by the 77th State Legislature. All new construction and/or additions where HVAC is installed or exists must comply with the International Energy Conservation Code or the International Residential Code.
- B. Plans shall include wall, attic, floor and duct R-values (insulation thickness)
- C. U-Factor and SHGC for glazing (windows, skylight and doors) shall be posted on each window and door installed.