



www.ShawneeOK.org

COMMERCIAL BUILDING PERMIT APPLICATION

("MINIMUM" Building Requirements-Page 6)

Planning Office
405-878-1666
222 N Broadway Ave
Shawnee OK 74801-6917
FAX: (405) 878-1587
cosinspections@shawneeok.org

DATE RECEIVED _____ PERMIT NO _____ INSPECTOR _____ DATE TO INSPECTOR _____

APPLICANT NAME _____

ADDRESS _____ CITY _____ STATE _____ ZIP _____

PHONE# _____ CELL# _____ FAX# _____

CONTACT NAME _____ **E-MAIL** _____

PROJECT PROPERTY INFORMATION (IF DIFFERENT THAN ABOVE)

PROPERTY ADDRESS _____ CITY _____ STATE _____ ZIP _____

PROPERTY OWNER _____ PHONE # _____

IMPROVEMENT TYPE COMMERCIAL INDUSTRIAL
 NEW CONSTRUCTION REMODEL ADDITION
 ACCESSORY BUILDING CARPORT
 STORM SHELTER OTHER (SPECIFY) _____
PROPOSED USE OF PROPERTY _____

SQUARE FOOT FLOOR AREA
NEW CONSTRUCTION SQUARE FOOTAGE _____
NEW GARAGE SQUARE FOOTAGE _____
ADDITION SQUARE FOOTAGE _____
REMODEL SQUARE FOOTAGE _____
SQUARE FOOTAGE TOTALS _____

ESTIMATED COST OF CONSTRUCTION

ESTIMATED COST FOR **CONSTRUCTION** IS THE TOTAL VALUE OF WORK TO BE DONE UNDER THIS PERMIT. IT INCLUDES ALL LABOR, MATERIALS, PLUMBING, ELECTRICAL, HEAT & AIR, ETC.

NEW CONSTRUCTION \$ _____
REMODEL CONSTRUCTION \$ _____

CONSTRUCTION FEES

NEW/ADDITION/REMODEL: \$0.20 PER SQUARE FT.
PLAN CHECK FEE: 25% OF PERMIT FEE
MIN.PERMIT FEE ON ANY CONSTRUCTION: \$20.00
REINSPECTION FEES: FIRST REINSPECTION \$25.00
FOR EACH ADDITIONAL REINSPECTION \$50.00
ADDITIONAL APPROACH: \$25.00
OUBCC FEE: \$4.50

NEW/ADDITION/REMODEL CONSTRUCTION

\$ _____ **NEW CONSTRUCTION**
\$ _____ **ADDITION CONSTRUCTION**
\$ _____ **REMODEL CONSTRUCTION**
\$ _____ **PLAN CHECK FEE**
\$ **4.50** **OUBCC FEE**
\$ _____ **SEWER TAP FEE (IF APPLIES)**
\$ _____ **WATER TAP FEE (IF APPLIES)**
\$ _____ **DRIVE APPROACH/CURBCUT (IF APPLIES)**
\$ _____ **ANNUAL CONTRACTOR FEE (IF APPLIES)**

***WATER TAP FEES: 5/8" & 3/4" \$350.00**
1" and above \$450.00
***SEWER TAP FEES: 4" \$375.00**
6" \$500.00
8" \$1,000.00

\$ _____ **TOTAL COST OF PERMIT WHEN APPROVED/ISSUED**

DATE ISSUED _____

CASH/CREDIT/ CHECK# _____

ISSUED BY _____

CONTRACTORS: MUST HAVE CONTRACTORS INFORMATION BEFORE PERMIT IS ISSUED

BUILDER _____
 ADDRESS _____
 PHONE _____
 CELL/PAGER _____

ELECTRICAL _____
 ADDRESS _____
 PHONE _____
 CELL/PAGER _____
 CITY LICENSE # _____
 STATE LICENSE # _____

HEAT & AIR _____
 ADDRESS _____
 PHONE _____
 CELL/PAGER _____
 CITY LICENSE # _____
 STATE LICENSE # _____

PLUMBING _____
 ADDRESS _____
 PHONE _____
 CELL/PAGER _____
 CITY LICENSE # _____
 STATE LICENSE # _____

LEGAL DESCRIPTION OF PROPERTY: (OR PROVIDE COPY OF DEED)

LOT _____ BLOCK _____ SUBDIVISION _____

BUILDING CHARACTERISTICS FOR NEW BUILDINGS/REMODEL/ADDITIONS:

PRINCIPAL TYPE OF FRAME:

WOOD FRAME BRICK WALL MASONRY WALL REINFORCED CONCRETE STRUCTURAL STEEL
 OTHER (SPECIFY): _____

NUMBER OF BEDROOMS: _____
NUMBER OF BATHROOMS: _____

NUMBER OF STORIES: _____
NUMBER OF DWELLING UNITS: _____

SITE INFORMATION

CORNER LOT INTERIOR LOT STREET FRONTAGE _____
 EXISTING NUMBER OF BUILDINGS ON LOT _____ PROPOSED NUMBER OF BUILDINGS ON LOT _____
 EXISTING USE OF BUILDINGS ON LOT _____

Type of Abutting Street (if unknown, refer to map in planning office)

ARTERIAL COLLECTOR LOCAL

PERCENT OF LOT COVERAGE

NEW STRUCTURES: _____ SQ.FT.
 EXISTING STRUCTURES: _____ SQ.FT.
 PROPOSED ADDITION: _____ SQ.FT.
 TOTAL COVERAGE: _____ SQ.FT.

SETBACK NEW BUILDINGS/ADDITIONS

FRONT YARD: N S E W FT. _____
 (L)SIDE YARD: N S E W FT. _____
 (R)SIDE YARD: N S E W FT. _____
 REAR YARD: N S E W FT. _____

APPROACHES _____

SEALED SURFACE ASPHALT
 CONCRETE

PARKING # OF PARKING SPACES _____
 # OF SPACES PROPOSED _____

NUMBER OF TAPS: WATER _____ **SEWER** _____

CONSTRUCTION TYPE CLASSIFICATION PER IBC BUILDING CODE:

SEWER LOCATION: STREET ALLEY **WATER LOCATION:** STREET ALLEY
SEWER SYSTEM: CITY PRIVATE **WATER SYSTEM:** CITY PRIVATE
BUILDING SEWER SIZE: 4" 6" 8" **WATER METER SIZE:** 5/8" 3/4" 1" 1 1/2"

ALL INFORMATION THAT APPLIES TO THE PROJECT MUST BE PROVIDED FOR THE PERMIT TO BE PROCESSED!!

APPLICANT NOTIFICATION

PLEASE READ THE FOLLOWING, SIGN AND DATE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN SIX (6) MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF SIX (6) MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

NOTE: THIS STRUCTURE SHALL NOT BE OCCUPIED UNTIL A FINAL INSPECTION IS COMPLETED AND THIS OFFICE HAS ISSUED A CERTIFICATE OF OCCUPANCY ON ALL NEW CONSTRUCTION.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION FOR WHICH THIS PERMIT IS ISSUED.

DATE

SIGNATURE OF **CONTRACTOR OR AUTHORIZED AGENT** THAT WILL ASSUME RESPONSIBILITY FOR THIS BUILDING PERMIT APPLICATION.

DATE

SIGNATURE OF **OWNER OF BUILDING** THAT WILL ASSUME RESPONSIBILITY OF THIS BUILDING PERMIT APPLICATION.

ZONING CLEARANCE PERMIT APPLICATION

APPLICANT'S NAME: _____

MAILING ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP CODE** _____

RELATIONSHIP TO PROPERTY: CONTRACTOR OWNER CURRENT OCCUPANT

PROPERTY ADDRESS: _____

PROPERTY LEGAL DESCRIPTION: _____

ZONING OF THE PROPERTY: _____ **PROPOSED USE OF PROPERTY:** _____

***ORDINANCE NO. 742NS REQUIRES ALL APPLICATIONS, FOR ZONING CLEARANCE PERMITS, SHALL BE ACCOMPANIED BY A PLOT PLAN, DRAWN TO SCALE ON SUITABLE PAPER, SHOWING THE ACTUAL DIMENSIONS OF THE LOT TO BE BUILT UPON, THE SIZE, THE LOCATION OF THE BUILDING TO BE ERECTED AND ALL EXISTING STRUCTURES ON THE PROPERTY.**

CHECKLIST FOR STAFF ONLY

TYPE OF CONSTRUCTION: _____ SIZE OF BUILDING: _____

NUMBER DWELLING UNITS: _____ NUMBER OF STORIES: _____

MAX. OCCUPANT LOAD: _____ FIRE SPRINKLER REQ.: _____

TYPE OF ABUTTING STREET ARTERIAL COLLECTOR LOCAL

SIDEWALK REQUIRED YES NO

<u>SPECIAL APPROVALS</u>	<u>REQUIRED</u>	<u>RECEIVED</u>	<u>NOT REQUIRED</u>
ZONING	_____	_____	_____
FLOOD HAZARD	_____	_____	_____
FIRE DEPARTMENT	_____	_____	_____
ENGINEERING	_____	_____	_____
SOIL REPORT	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____

APPROVED FOR ISSUANCE BY: _____ **DATE** _____

ZONING VERIFICATION: _____

SPECIAL COMMENTS: _____

6 COMPLETE SETS OF BUILDING PLANS ARE REQUIRED WITH ALL NEW AND ADDITION APPLICATIONS. 3 COMPLETE SETS ARE REQUIRED FOR REMODEL PROJECTS.

**PROPOSED PLOT PLAN/FLOOR PLAN
(SEE SITE PLAN REQUIREMENTS ON PAGE 6)**

6 COMPLETE SETS OF BUILDING PLANS ARE REQUIRED WITH ALL NEW AND ADDITION APPLICATIONS. 3 COMPLETE SETS ARE REQUIRED FOR REMODEL PROJECTS.

"MINIMUM" REQUIREMENTS FOR PERMIT APPLICATION

SITE PLAN:

1. Fully dimensioned Plot Plan drawn to scale. Not less than 1" = 60'-0".
2. Show width and location of all existing and proposed streets, easements and sidewalks.
3. Show all existing and proposed structures and their proposed use.
4. Show dimensions from property lines to buildings and to any other structures on the site.
5. Show driveway access and width and parking spaces.
6. **Show legal description and name of the property owner.**
7. Location of utilities, taps, and meters.

FLOOR PLAN:

1. Fully dimensioned floor plan drawn to scale.
2. The floor plan is to show the intended use of all rooms, both existing and new.
3. Show all proposed and existing door and window sizes and locations.
4. Show type and size of all existing and proposed utilities i.e., water heater, furnace location.
5. For new buildings, show all proposed electrical outlets and size of service panel.
6. For existing buildings, show the size and location of existing service panel and location of all new proposed electrical outlets.
7. Show existing and proposed roof/ceiling framing sizes and centers.
8. Show any existing or proposed fire rated walls and their construction.

FOUNDATION PLAN:

1. Fully dimension foundation plan showing all footing sizes and depths.
2. Specify concrete strength, slab thickness, and anchor bolt size and spacing.
3. Provide section details to show any and all reinforcing steel required.
4. For existing structures, show only details that are necessary to support any newly imposed loads, due to remodel.
5. For additions, provide plan to show all of the above for the addition and connection detail to existing foundation.
6. If the foundation is a wood floor type construction, then also show pier size and location, girder size and floor joist size and centers.

FRAMING DETAIL:

Provide typical framing section to describe type of construction proposed and how this construction shall support all loads.

WALLS:

- A. WOOD FRAME: Show size of studs and framing centers and exterior and interior finishes.
- B. MASONRY: Show type and size of masonry units to be used and grout and steel sized to be used.

ROOF/CEILINGS:

- A. Show size, centers and structural support of all ceiling joists and rafters.
- B. Show type of roofing material to be used and type and size of roof sheathing to be used.
- C. Show concrete foundation and slab size.
- D. If wood floor construction show footing sizes, floor joist size and centers, girder size and floor sheathing.

EXTERIOR ELEVATIONS:

- *Show all four sides, as it would appear finished. * Show all doors and windows.
- *Show overall height of building and call out type of exterior finish and roofing material.

DETAILS:

*Show any and all details, i.e., post to footing, girder to post, etc. that is necessary to show how the structure is to be constructed to comply with all codes and regulations.

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SUMMARY OF NEW SIDEWALK REQUIREMENTS EFFECTIVE JULY 2008

(See Ordinance 2366NS for complete details)

New Construction – Vacant Site

Sidewalks are required generally along all collector and arterial streets unless otherwise exempted. Sidewalks may also be required as part of infill projects where sidewalks exist on the same side of a block face even if development is not on an arterial or collector street.

Enlargement of Existing Structure

Residential: Enlargements or new permanent structures that exceed 50% of the existing gross square footage require sidewalk improvements along collector and arterial street frontages for one-to-three family structures.

Non-Residential: Enlargements or new permanent structures that exceed 15% of the existing gross square footage require sidewalk improvements along collector and arterial street frontages.

Collector and Arterial Streets

Collector and arterial streets are as defined by the City Code. The street classification is required to be shown on the building permit plot plan. If you are unsure of the street classification for your site, contact the City at the number below. Final determination of sidewalk requirements is made during building permit review. Sidewalks shall be installed concurrent with development (and per any plat approval), with Certificates of Occupancy withheld until sidewalk completion.

Sidewalk Standards

Non-Continuation of Existing Sidewalk Network: Four (4) foot-wide sidewalks are required along collector streets and six (6) foot wide sidewalks are required along arterial street.

Continuation of Existing Sidewalk Network: A transition between sidewalks of different widths may be approved by the City, provided that a minimum sidewalk width of four (4) feet is required.

Sidewalk Design: Construction must meet City engineering specifications and the Americans with Disabilities Act (ADA) including but not limited to, passing space, texture, grade, slope, landing requirements and curb ramps. Sidewalks shall be located in an area between the property line and five (5) feet from the curb, unless an alternative location is approved by the City due to terrain or other obstacle. The location of sidewalks should be designed as to not conflict with utility poles, signs, mailboxes, etc. A passing area at least five feet by five feet (5 x 5) is required every 200 feet. New driveways that cross the pedestrian path must meet the minimum requirements for slope and grade for a minimum width of five (5) feet along the entire width of the driveway.

Sidewalk Exemptions:

- Sidewalks shall be exempt from agricultural uses in the A-1 Zone.
- Sidewalks shall be exempt from existing subdivisions where variances were previously granted.
- Development west of Drummond Road (e.g., the Twin Lakes Area) unless otherwise determined by the Planning Commission.
- Sidewalks shall be exempt on collector streets within residential development when planned lots are one acre or greater in the RE Zone unless otherwise required by the Planning Commission.

Please contact the City of Shawnee Community Development Department at (405) 878-1666 if you have any questions. We look forward to working with you to improve and enhance our community.