



City of Natalia

P.O. Box 270, 2078 St. Hwy 132 N.

Natalia, Texas 78059

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Residential New Home Building Requirements

This document is not meant to modify any Federal or State laws or City Ordinances. It is intended to be informative and to be used as a guideline. Where circumstances of a particular job differ from these procedures, the decision of the Building Department will prevail.

Building Codes

The City of Natalia, Texas, has adopted the following codes regulating building construction.

2009 International Building Code

2009 International Residential Code

2009 International Plumbing Code

2009 International Mechanical Code

2011 National Electrical Code

2009 International Fire Code

2009 International Fuel Gas Code

2009 International Energy Conservation Code

City Plumbing amendments (Ordinance 14-0317-1)

Building Permit

Before a building permit will be approved, all plans and documents related to the permit application must be approved by the Building Department. Approved permits must be picked up at the City Hall prior to work beginning and retained on site during construction.

Permit becomes void if construction does not commence within six (6) months from date of application.

A permit fee must be paid upon submission of the building permit application for all new residential construction. All permit fees are non-refundable. Where construction work has started or proceeded prior to obtaining a permit, the fees specified shall be doubled, and the payment of such fee shall not relieve any persons from fully complying with the requirements of the adopted codes in the execution of the work nor from any other penalties prescribed herein.

All Contactors performing work within the City of Natalia's jurisdiction must be registered with the City and provide proof of liability insurance. Application can only be accepted if the submitter has registered with the City of Natalia as a General Contractor.

Plan Review

The City will verify submittal documents are complete and forward to Bureau Veritas for Plan Review. Bureau Veritas will contact the applicant directly if additional information and/or documents are required and to discuss any noncompliance or deviation from City zoning and adopted Code requirements.

Inspections

Inspections received by 5:00 p.m. Monday – Friday will be performed the next business day. Inspections related to building construction must be called into Bureau Veritas at (877) 837-8775 or faxed to (877) 837-8859.

Inspection requests can also be emailed to: inspectionstx@us.bureauveritas.com

Permit packet that includes the approved plans and documents and all inspection tickets must be on site at the time of inspection.

The building final inspection must be passed prior to occupancy of building.

Construction Site

A temporary property address must be posted at the front of the lot and readable from the street. Permanent street numbers must be displayed before final inspection.

A portable sanitary restroom for your workers **MUST** be on your property until the final inspections are approved.

A trash receptacle constructed to prevent construction trash from blowing or scattering from the jobsite/property shall be maintained until job completion. All contractors must use ACI Recycling & Disposal Dumpster Services located at 10843 Gulfdale, San Antonio, Texas 78216. (Phone: 800-322-5085 / Fax: 210-525-8155) NO construction material, debris, or sanitary restroom facility shall be placed or stored in the public right-of-way or drainage areas at any time.

Erosion control must be in place prior to the first inspection.