



General Repair/Residential Permit Application

(For Foundation Repairs – See the Foundation Repair Permit Application)

All work must conform to locally adopted 2015 International Residential Code.
Separate permits are required for mechanical, electrical, and plumbing work.

Date: _____ Owner Name: _____

Address: _____

San Antonio, Texas _____

Lot: _____ Block: _____ NCB: _____ Job Cost: \$ _____

Repair Type: _____ Room Addition _____ sq. ft (house) AC/heating system: _____ None _____ Wall unit
_____ sq. ft (addition) _____ Extended from main house
_____ New split system

_____ Shed/Garage _____ Deck _____ Swimming Pool _____ Carport/Patio Cover/Porch Cover

_____ General Repairs (Structural Change only) → _____ Windows # _____ (excludes broken glass replacement)
_____ Doors # _____ (excludes existing door/hinge replacement)

New &/or moved studs will require open wall frame inspection _____ Walls (excludes paint, wallpaper, and sheet rock repair)
_____ Siding Replacement (excludes new siding over existing siding)

Repairs to subfloor must be insulated per 2015 IRC _____ Floor – Structural Repairs (excludes carpet, tile, wood/laminate flooring)

Detailed site plan required for all Repair Types except General Repairs. Must be drawn to scale showing the size of lot, location of existing structures, locations of easements, and proposed new structure with distances to all adjacent property lines and other existing structures.

Set back Requirements & Permit Qualifications:

Projects exceeding 1000 sq. ft or 2-story do not qualify for this permit. They will require an alternate permit and plan review.

Repair Type	Front (ft)	Side (ft)	Rear (ft)	Permit Required If:
Room Addition	10 ft	5 ft	20 ft (attached) / 5 ft (detached)	Less than 1000 sq. ft & 1-story
Shed/Garage	10 ft	5 ft	5 ft	More than 300 sq. ft & 1-story Garage – street entry requires 20' from property line to door
Deck	10 ft	5 ft	20 ft (attached) / 5 ft (detached)	More than 300 sq. ft OR More than 30" above grade OR Attached to dwelling OR Serves a required exit door
Swimming Pool	N/A	5 ft	5 ft	In ground OR more than 5000 gallons (above ground)
Carport/Patio Cover/Porch Cover	10 ft	5 ft	20 ft (attached) / 5 ft (detached)	All carports/patio cover/porch covers require a permit

Contractor Name: _____ COSA ID#: _____

Registered Lic. Holder: _____ Lic. #: _____ Escrow: ___ Y ___ N

Authorized Agent Name: _____ COSA ID#: _____

Phone: _____ Email: _____ Other ID# on permit: _____

Work Summary: _____

I have read the complete application and know the same to be true and correct and hereby agree that if the permit is issued all provisions of the City Ordinance will be complied with whether herein specified or not. I understand that the permit belongs to the property owner and I am an authorized agent.

Signature of Permit Holder: _____

Additional Approvals Required for Work in Floodplain, Historic District, or Neighborhood Conservation District.

_____ Storm Water Approval _____ Office of Historic Preservation _____ Planning & Community Development