



Atascosa County Fire Marshal & Emergency Management Office

711 Broadway Jourdanton, Texas 78026

Tel: 830-769-2029 Fax: 830-767-2600

RONALD SANCHEZ

Fire Marshal

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Permit & Inspection Process Overview (This applies to the unincorporated areas of Atascosa County.)

Before building a new commercial or public building or remodeling an existing building for a new type of business or constructing a multi-family dwelling that has four or more units, you will need to obtain a BUILDING PERMIT. (A remodel to an existing building might also need a Building Permit). Single family dwellings are not required.

If Texas Government Code 469 (Elimination of Architectural Barriers) applies to this project, the Atascosa County Fire Marshal's Office may not accept your permit application and you shall not begin construction on your project until the project is registered with the Texas Department of Licensing and Regulation (TDLR). You shall provide the Atascosa County Fire Marshal's Office with the registration number and a Proof of Submission Form (TDLR Form AB042) with your permit application. These standards are state law, and the Atascosa County Fire Marshal's Office does not have the ability to advise you on these standards. For information, please contact TDLR at 800-803-9202 or <http://www.tdlr.texas.gov>.

To obtain a BUILDING PERMIT you will need to submit a Building Permit Application along with 2 sets of building plans or 1 digital copy for the entire project being permitted. The Fire Marshal's office cannot issue a BUILDING PERMIT prior to the review of the building plans.

After reviewing the building plans the Fire Marshal's Office will contact the person on the Building Permit Application and talk about changes, if any. (If applicable) You will be given one set of your building plans and will receive a BUILDING PERMIT after payment of the building permit fee (see fee schedule). The BUILDING PERMIT must remain on the construction site. (The Fire Marshal's office will keep the other set of building plans.)

If the project under permit requires a fire suppression system or fire alarm system, the contractor installing that particular system, must contact the Fire Marshal's office for a Fire Protection System permit. (See fee schedule). When the fire suppression system or fire alarm system is completed or is in need of a visual inspection, the Fire Marshal's office must be contacted for an inspection on that particular system.

Under the **2024 International Building Code (IBC), Section 5 – Permits:**

[A] 105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other



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data. The building official is authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of this jurisdiction.

[A] 105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commences within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

[A] 105.6 Suspension or revocation. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation of any of the provisions of this code.

[A] 105.7 Placement of permit. The building permit or copy shall be kept on the site of the work until completion of the project.

When the entire project is completed the Fire Marshal's office must receive a "Request for Final Inspection" form. After the final inspection a CERTIFICATE OF COMPLIANCE will then be issued. The business may not open for business without a CERTIFICATE OF COMPLIANCE.

You can find detailed directions and the above-mentioned forms at: <https://co.atascosa.tx.us/permits-and-forms/>.