



ENVIRONMENTAL HEALTH

424 South Castell Avenue
New Braunfels, TX 78130

Phone: 830-221-4070
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COMMERCIAL USE REQUIREMENTS

ZONING - No building, structure or land shall be used for any purpose other than is permitted in the district in which such building is situated. Zoning may be confirmed with the Planning and Zoning Department.

BUILDING DEPARTMENT REQUIREMENTS - All buildings must comply with codes adopted by the City of New Braunfels. Any repair or construction business requires a permit. Commercial permits must be obtained by a properly licensed and bonded contractor. General contractors and Master Electricians shall be bonded and licensed by the City of New Braunfels. Mechanical and Plumbing contractors shall be licensed by the State and bonded and registered with the City of New Braunfels. All work shall meet or exceed all applicable city codes and ordinances.

FIRE DEPARTMENT REQUIREMENTS - All commercial buildings or structures must comply with applicable fire and life safety codes.

HEALTH DEPARTMENT REQUIREMENTS - Commercial buildings involving food services must comply with all applicable health requirements including the current issue of the Texas Department of Health publication "Food Establishment Rules."

PARKING REQUIREMENTS - All commercial businesses are required to provide paved off-street parking. The number of required spaces depends on the location, occupancy and the square footage of the building. Parking requirements shall apply to all buildings hereafter erected and to all expansions or changes of present use.

PRIVACY FENCING - A permanent screening fence of masonry and/or solid wood six (6) to eight (8) feet in height shall be erected along the entire length of the common line between property used for multi-family developments of five (5) or more or commercial or industrial purposes and any abutting property zoned or used for single-family or two-family purposes.

PUBLIC RESTROOM REQUIREMENTS - All commercial businesses shall provide restrooms accessible to the public. The number of restrooms and fixtures shall be calculated according to the occupancy type and the square footage of the building.

HANDICAP ACCESSIBILITY - All commercial buildings and facilities shall be handicap accessible. Access for the disabled and/or compliance with the Americans with Disabilities Act is required.

CERTIFICATE OF OCCUPANCY - After all repair or construction is completed and upon the final inspection and approval by applicable entities, a Certificate of Occupancy (C. of O.) will be issued. Changes of tenant or use also require that a Certificate of Occupancy be issued.

FEES - Information regarding building, electrical, mechanical, plumbing permit and fire review fees are available from the building department.

STATE REQUIREMENTS - Various state laws can impact repair, construction and occupancy of a building. Owners and/or tenants should contact state agencies directly to determine the need for, and extent of, compliance with state laws. The Building Department will assist as much as possible in answering questions regarding which state agencies may exercise jurisdiction over a specific project or use.

APPLICANT/AGENT SIGNATURE

DATE

A COMMERCIAL USE REQUIREMENTS