



City of La Vernia
102 E. Chihuahua Street, La Vernia, Texas 78121
Phone: (830)779-4541 • Fax: (830) 253-1198

Residential Accessory Buildings

What is an Accessory Building? *Accessory use or building* means a use or building on the same lot with, subordinate to and detached from the main building and used for purposes customarily incidental to the primary use of the premises.

What are the requirements for an Accessory Building?

Sec. 38-410. Accessory structures.

- No accessory structure shall be permitted without a primary use or structure.
- No accessory building shall be constructed or placed upon a lot until construction of the principal building has commenced. No accessory building shall be used or occupied until the principal building is completed and is being used or occupied except for barns, garages or other storage structures being utilized for the storage of materials and equipment associated with agricultural use of a property in the (R-A) Single-family Agricultural district.
- The minimum separation between a main structure and a detached accessory structure other than a carport, patio cover, pergola, or gazebo (structures with a minimum of three open walls) shall be ten feet.
- No accessory structures shall be located forward of the principal building on the lot.
- Accessory buildings may be located in the required side or rear yard provided they are no closer than five feet to any property line and cannot encroach on any easement on the property.
- Portable accessory buildings less than 120 square feet which are not placed on a permanent foundation shall be allowed in all residential districts with a maximum number of two per lot.
- Mechanical equipment such as air conditioning compressors, swimming pool pumps and filters, and similar devices may be installed in the side yard at the maximum height of 60 inches above the ground level of the graded lot (except in areas of special flood hazard which requires units one foot above the base flood elevation). Mechanical equipment is not allowable under or opposite window, doors, or other openings of adjacent residences.

When is a permit needed? A permit and plan review is required for all Accessory Buildings. A permit fee is due at submission of application.

Submittal documents: Fill out a Residential permit application and submit (2) site plans which include the following: (You may use a copy of a survey of your lot)

- _____ Location of main building on lot and all other structures on property.
- _____ All Easements on property
- _____ Location of proposed accessory structure on lot.
- _____ Distance from accessory structure to main building and other structures on property.
- _____ Distance from accessory structure to side and rear lot lines.
- _____ All streets and alleys.
- _____ Foundation plans and/or means of support. (All portable buildings must be tied down regardless of size.)
- _____ Electrical and plumbing plans, if applicable.
- _____ Roof details (if not a prefabricated storage building)



www.lavernia-tx.gov

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Residential Permit Application

Building Permit Number: _____ Valuation: _____

Project Address: _____ Zoning District: _____

Lot: _____ Block: _____ Subdivision: _____

Project Description: NEW SFR SFR REMODEL/ADDITION SPECIFY OTHER: _____
 PLUMBING MECHANICAL ELECTRICAL DEMO
 ACCESSORY BUILDING LAWN IRRIGATION SWIMMING POOL FENCE

Description of Work:
 Area Square Feet: _____ Covered Porch: _____ Total: _____ Number of stories: _____
 Living: _____ Garage: _____

IS THIS PROPERTY IN A FLOODPLAIN: Yes No *If yes, provide Flood Plain Certificate*

Owner Information:

Name: _____ Contact Person: _____

Address: _____

Phone Number: _____ Fax Number: _____ Mobile Number: _____

General Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Mechanical Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Electrical Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Plumber/Irrigator	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
TPO Energy Provider	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

A Certificate of Occupancy must be issued before any building is occupied

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 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.

Signature of Applicant: _____ Date: _____

OFFICE USE ONLY:

Approved by: _____	Date approved: _____
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Building Permit Fee: _____ Total Permit Fees: _____

Water Impact Fee: _____ Received By: _____

Sewer Impact Fee: _____ Date: _____

Water Meter Fee: _____

Sewer Tap Fee: _____ BV Project #: _____



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Bureau Veritas Contact Information

Permit Submittal

The permit documents and fees will be submitted to the city. Submittal documents should be complete to expedite plan review and permit issuance. Please contact the city for a complete list of permit submittal requirements.

Plan Review

Bureau Veritas will be conducting residential and commercial plan reviews. The applicant will be contacted by Bureau Veritas if revisions are needed. You may contact Bureau Veritas' Plano Plan Review Department for the status of your permit at (469) 241-1834/toll free (800) 906-7199.

Inspection Requests

Please contact Bureau Veritas to request inspection(s). Any of our permit technicians can assist you. Inspections requested by 5:00 pm Monday – Friday will be performed the next business day. Inspection requests can also be faxed to the Bureau Veritas office.

Inspection Request line: (817) 335-8111 Toll Free number: (877) 837-8775

Inspection FAX line: (817) 335-8110 Toll Free FAX line: (877) 837-8859

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

Field Inspections

Inspectors assigned to your area can be contacted via cell phone. Please call the Bureau Veritas office at (817) 335-8111/(972) 980-8401/toll free (877) 837-8775 for your inspector's name and number.

We look forward to working with you to ensure that the community is provided with a safe and durable built environment.