

## Permit Description - Commercial

### Commercial Permit Definitions for the Customer

9/13/2020

Last Updated by: Sonnie M. LaForce

## Commercial Permit Descriptions

For all commercial <https://fortworthtexas.gov/developmentservices/permits/commercial/>.

What does “**Commercial**” mean?

- ✓ Any building, structure or appurtenances and accessory structures connected or attached to such buildings or structures that are NOT considered residential
- ✓ With a designated use of “non-residential”
- ✓ Multifamily projects
- ✓ Model Homes

What type of “**Commercial Permit**” do I need to apply for?

Below each commercial permit type is defined.

### **Commercial Addition Accessory Permit-**

This permit type is used for construction that is outside the existing walls and physically attached to an existing accessory structure on a commercial or industrial business site. Adding square footage to an existing commercial accessory structure.

**Example:** Enlarging a storage shed on a corporate campus, extending the mail kiosk at an apartment complex.

### **Commercial Addition Permit-**

This permit type is used for construction that is outside the existing walls and physically attached to an existing commercial or industrial building. Adding square footage to an existing commercial building.

**Example:** Adding on to a building for more office space, adding a covered entry/vestibule, adding a loading dock, adding entry stairs and ramps attached to the building.

### **Commercial Remodel Accessory Permit-**

This permit is for interior or exterior remodeling of an accessory structure on a commercial or industrial site.

**Example:** Reconfigure restrooms in a public pool cabana, replace doors or windows at a guard shack.

### **Commercial Moving Permit-**

This permit is for moving an entire building that is not a house or duplex. Moving a commercial building within the city limits.

**Example:** Moving a commercial building from one location to another, moving a portable office, or moving a job trailer.

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#### **Commercial New Building Permit-**

This permit is for constructing new commercial or industrial buildings from the ground up.

**Example:** New office bldgs., new restaurants, new retail bldgs., new warehouses, new apartment complexes.

#### **Commercial Razing Permit-**

This permit is to completely demolish freestanding structures on a commercial or industrial site. To demolish a portion of a building see commercial remodel building permit. The complete demolition of a commercial structure.

**Example:** Demolish a commercial garage, implode a building, tear down a shopping center.

#### **Commercial Remodel Building Permit-**

This permit is for interior or exterior remodeling of an existing building on a commercial or industrial site.

**Example:** Changing office layout, enlarging bathrooms, adding or replacing windows.

#### **Commercial New Accessory Permit-**

This permit is for building new accessory structures from the ground up on a commercial or industrial building site.

**Example:** New sheds, commercial swimming pools, parking lot canopies, dumpster enclosures.

#### **Occupancy Change of Use Permit-**

This permit is required when a building or tenant space is changing from one kind of business to another or adding a use that doesn't already exist in that space. For assistance on determining the current use of a space please contact Development Support Services at 817.392.2222.

**Example:** Former retail store changing to office, retail shell becoming a new restaurant, warehouse adding a manufacturing process, take out only restaurant adding a dining area