



Building Permit

Minimum documentation required to acquire a building permit
The information provided by the applicant (Article R.431-5 of the Town Planning Code)

The application for a building permit specifies:

- the identity of the applicant
- the identity of the architect author of the project, if any
- the location and area of land
- the nature of the work
- destination of the structures, with reference to various destinations defined in Article R.123-9
- floor area of planned buildings
- the power needed for the project when the electric power is greater than 12 kilovolt single-phase or three-phase 36 KVA
- the necessary elements for the calculation of taxes.
- the certificate stating that the applicant is entitled to submit the permit application.

A site plan

It helps to know the situation of the land within the town and accurate scale, and the orientation to the north.
It also lets you know if there are any easements (Article R.431-7).
2 Photos with its points and angles to be attached to the license file.

The architectural project

The architectural project defines, by written plans and documents, the implementation of buildings, their composition, organization and expression of their volume, the choice of materials and colors.
It specifies, for graphics or photographs, the insertion in the environment and the visual impact of buildings as well as the processing of their access and their surroundings (Article L.431-2)

The architectural project includes:

- An impact notice
- Plans: ground plane, facades and roofs plans, cutting plan
- Graphic documents to assess the integration of the project in relation to neighboring buildings and landscapes.
- Two photographs which display the views from the public open spaces (street, road, square, gazebo, garden ...)

The impact statement must specify (Article R.431-8)z

- The initial state of the field and its surroundings showing, if any, buildings, vegetation and existing landscape features
- Parties to ensure the successful integration of the project into its environment and taking into account the landscape, revealing, depending on project characteristics:
 - The development of the land, indicating what is changed or removed
 - The establishment, organization, composition and volume of new buildings, particularly in relation to surrounding buildings or landscapes
 - Processing of buildings, fences, vegetation or arrangements located property line
 - The materials and colors of the constructs
 - Treatment of open spaces, including plantations to maintain or create
 - The organization and management of access to the land, buildings and parking areas.

When the project is located in a protected area, the impact statement must be completed to specify the materials and methods of works (Article R.431-14)



Area of concern:

- The real estate recovery operations within the meaning of Article L. 313-4 of the Town Planning Code. These are restoration works, modernization or demolition object or effecting the transformation of a buildings habitability conditions or set of buildings
- Work on a building listed as historical monument, or is a building leaning against a listed building
- Work on an existing building located in a conservation area in the field of view of a historical monument, in a ZPPAUP, or in architecture development area and Heritage
- Planned work in a national park.

The Site Boundaries, Contours and Spot levels Plan (Article R.431-9)

It is listed in three dimensions, accurate scale and orientation to the north.

It shows:

- Exterior work in construction, plantations maintained, removed or created, and, where appropriate, existing buildings which maintenance is planned.
- If necessary, the manner in which the buildings or structures will be connected to public networks or, shortcoming of public facilities, private facilities provided, including water supply and sanitation.
- Where the land is not directly served by a road open to public traffic, location and characteristics of the right of way to access it.
- When the project is located in a flood zone delimited by a risk prevention plan, ribs of the ground plane are attached to the vertical reference system of this plan.

At least 2 photos with the points and the taken angle of the picture attached to the license file which should be transferred to the ground plane.

The plan of the facades and roofs (Article R.431-10-a)

It allows to assess what the external appearance of the building will be.

When the project changes the facades or roofs of an existing building the future plan shows the initial state and the future state.

The sectional drawing (Article R.431-10-b)

It specifies the location of the building related to the terrain profile.

When works alter the profile of the terrain, the future plan shows the initial state and the future state.

The indication of the natural terrain must statutorily be that on the date of filing of the application.

Included in these cuts show schematically the development of outdoor spaces takes into account the existing relief (terraces, parking areas, paths carts ...)

Warning: The facades and roofs plans show where cuts have been made.

Graphic documents (Article R.431-10-c)

They gauge the inclusion of the construction project to the neighboring buildings and landscapes, its visual impact and treatment of access and terrain.

Two graphic documents are required (Circular No. 94-54 of 30 June 1994)

- A document that reflects the situation provided before the onset.
- A document showing the expected situation after plantation development.

Each document must indicate the visual impact of the building itself and all its accompanying elements (driveways, decks, fences, parking areas, etc.)



A third graph paper showing the initial state and the future state of a vessel subject of the work is required when:

- The project involves the work necessary for the implementation of a real estate recovery operation
- respect of work done inside a building in a conservation area or inside a building registered as historical monuments (modification of the building structure or the distribution of existing volumes or on an element of heritage or landscape interest)

Two photographic documents (Article R.431-10-d)

They allow to locate the field respectively to the local environment and unless the applicant proves that no photography is possible to be taken from the distant landscape.

Points and angles of the shots are shown on the location map (pictures of the distant landscape) and the ground plane (photos of the near landscape).

According to Circular No. 94-54 of 30 June 1994:

- The photograph of the landscape must be taken close to the right of the site of the construction project with the service road. It allows to enjoy the relief, whether or not planting, land contiguous parcels. In the case of large lots served by several accesses multiple angles are needed.
- The photograph of the distant landscape: the location of the point of view depends on the project implementation environment: urban or natural area, hilly or plain area.