

When Is a Permit Required?

Texans along 350 miles of the gulf coast have begun the process of cleaning up and rebuilding homes and businesses. This process is long and often difficult and confusing to home and building owners. This short guide will provide basic information to get the ball rolling toward recovery. These are general guidelines, each city or county may have additional or different requirements. Please contact your local permitting office for more locally specific information.

Permits:

Obtaining the required permitting is important in all construction but is even more important in flood reconstruction. The permit and inspection process ensures that the construction work is completed to meet the requirements of the required building codes.

What this means, is that the reconstruction will result in a building that is safe, healthy and efficient. The FEMA National Flood Insurance Program insurance and most private insurers will not reimburse home or building owners for work done without permits.



Permits are NOT required for:

- ✓ Removing water damaged carpet, drywall, insulation, cabinets and fixtures
- ✓ Protecting your home from further damage by putting tarps on damaged roofs or boarding up broken doors or windows
- ✓ Repairing wood or metal fences less than 8 feet high
- ✓ Repairing or replacing exterior wood trim like window trim, corner boards on siding or soffits and fascia boards
- ✓ Cosmetic work like painting, tiling, carpeting, cabinet or counter top replacement
- ✓ Repairing damaged drywall, although in places where new insulation is installed or electrical and/or plumbing work is replaced, an electrical, plumbing or insulation inspection is required
- ✓ Glass replacements to broken windows, as long as the sash or window frame do not require replacement

Permits ARE required for:

- ✓ All electrical and plumbing work; all electrical wiring, fixtures, outlets or switches exposed to flood waters MUST be replaced by an electrician licensed to work in Texas
- ✓ Repairing structural damage to floors, roof or walls
- ✓ Repairing large sections of roofing or siding; contact your local building department to determine the square footage that triggers the need for a permit (usually about 100 sqft)
- ✓ Replacing doors or windows (more than just glass)
- ✓ Replacing insulation
- ✓ Foundation repair work
- ✓ Replacing HVAC (Heating, Ventilation and Air Conditioning) equipment or ducts.
- ✓ Plumbing work other than replacing fixtures like sink faucets (Replacing water heaters requires a permit)