

Permit Requirements & Information

AE & X Flood Zone

- The City's Flood Prevention Ordinance requires that all homes located in flood zone AE, to be at least two feet above base flood elevation.
- To determine if the home is two feet above base flood elevation, you will need the elevation certificate.
 - On an elevation certificate, you will need to look at the base flood elevation (BFE). This can be found in **Section B- Flood Insurance Rate Map (FIRM) Information**
 - The top of the bottom floor must be **2 foot ABOVE** the BFE. You can find this information in **Section C- Building Elevation Information C2.a.**

Permit Requirements

- **Homeowners:** A homeowner can do all work on their home **EXCEPT** gas. The homeowner will have to hire a licensed and insured plumber to install gas. Also, a homeowner can **NOT** tie their water line into the City's if they are getting a new meter or sewer line installed, It **MUST** be a licensed plumber.
- **Contractors:** ALL contractors **MUST** be licensed and insured. The insurance **MUST** list the City of Bevil Oaks and our address as the certificate holder. **Plumbers, Electricians, & HVAC technicians** must all have a **VALID** license. General contractors and roofers will not have a license, but they must be insured. The insurance will need to be for at least \$1,000,000 of coverage.

Permit Rules and Guidelines Per Permit Fees (Attached to the end of this document)

- **Residential Building Permit \$75-** This permit is pulled when there is any work being done on the house like sheetrock work, New Windows, Building Repairs. If a contractor is pulling the permit, they will need to be

insured. See permit requirement information above. Depending on the work being done, an inspection will need to be done.

- **Residential Electrical Permit- \$75-** In the state of Texas a homeowner can do the electrical work themselves ONLY if they are homesteaded. This type of work is for basic electrical repairs like wiring up an electrical box, temporary service poles, any other small electrical work that needs to be done. If a contractor is pulling the permit, they will need to be insured. See permit requirement information above. An inspection will need to be done if they don't have power and it needs to be released to Entergy. An inspection doesn't need to be done for small jobs like replacing an outlet. Service calls do NOT require a permit.
- **Plumbing Permit- \$75-** In the state of Texas a homeowner can do the plumbing work themselves ONLY if they are homesteaded. **The homeowner can NOT tie into the meter, they must hire a licensed and insured plumber to come pull a permit to do that. This is listed as Residential Plumbing Single Trade on the permit fee schedule.** This type of work includes water/sewer line repairs, Water Heater hook up and other small plumbing work that needs to be done. If a contractor is pulling the permit, they will need to be insured. See permit requirement information above. Depending on the work being done, an inspection may need to be done. If they are tying into the City line, an inspection will need to be done. Service calls do NOT require a permit.
- **Gas Permit \$75-** A homeowner is NOT allowed to do gas. A licensed and insured plumber must pull the permit. This permit is listed as the same charge as the **Residential Plumbing Single Trade.** This type of work includes gas line repairs, gas water heater hooks up and other small gas line work. If a contractor is pulling the permit, they will need to be insured. See permit requirement information above. Depending on the work being done, an inspection will need to be done. If they need gas service turned on, the plumber will need to leave the gauges on the line so an inspection can be done. Once the inspection is completed, the City will release it to CenterPoint Energy for service.
- **Mechanical Permit \$75 -** This type of work needs to be done by a licensed mechanist. This is for HVAC systems. This is for basic HVAC work. If a contractor is pulling the permit, they will need to be insured.

See permit requirement information above. Service calls do NOT require a permit.

- **New Construction Residential-\$0.50 x Square Feet-** This is for a new home build. This is listed as **Single-Family Dwelling**. A **General Contractor** must pull this permit. The general contractor **must** be insured and bonded. The bond must be for at least \$2,500 or ¼ of the project. They must also submit the plans for the new building. Each property has at least a 10-foot utility easement on each side except for the front. The set back lines for the front of the property can be found on the deed restrictions. The City can help you look this up if you can't find it. Several inspections need to be done for this. An open wall inspection, a rough-in inspection and a final inspection.
- **New Construction Plumbing - \$.035 x square feet-** The plumber will need to be licensed and insured. This will be new pipe that is being laid throughout the house. If a contractor is pulling the permit, they will need to be insured. See permit requirement information above. A rough-in inspection and a final inspection will need to be done for this.
- **New Construction Gas- \$.035 x square feet-** The plumber will need to be licensed and insured. This will be new gas line that is being laid throughout the house. If a contractor is pulling the permit, they will need to be insured. See permit requirement information above. A rough-in inspection and a final inspection will need to be done for this.
- **New Construction Mechanical- \$.035 x square feet-** The HVAC technician will need to be licensed and insured. This will be new HVAC ducts that are being laid throughout the house. If a contractor is pulling the permit, they will need to be insured. See permit requirement information above. A rough-in inspection and a final inspection will need to be done for this.
- **Residential Alterations - \$.50 x square feet-** A homeowner or a contractor can pull this permit. This permit will be pulled if the house is completely gutted and they are having to redo all of the inside of the house. If a contractor is pulling the permit, they will need to be insured. See permit requirement information above. Several inspections will need to be done for this. An open wall inspection, a rough-in inspection and a final inspection.

- **Residential Additions- \$.50 x square feet-** A homeowner or a contractor can pull this permit. This permit is pulled when an addition is being made to the home. If a contractor is pulling the permit, they will need to be insured. See permit requirement information above. Several inspections need to be done for this. An open wall inspection, a rough-in inspection and a final inspection.
- **Residential Lawn Sprinkler - \$150.00-** A homeowner or a contractor can pull this permit. If a contractor is pulling the permit, they will need to be insured. See permit requirement information above. A final inspection will need to be done.
- **Residential Swimming Pool (inground-\$250) (aboveground-\$175)-** A homeowner or a contractor can pull this permit. If a contractor is pulling the permit, they will need to be insured. See permit requirement information above. Several inspections need to be done for this. A pre-pour inspection will need to be done, an electrical and a plumbing inspection will need to be done for an inground pool.
- **Residential Re-Roof (\$100.00)-** A homeowner or contractor can pull this permit. If a contractor is pulling the permit, they will need to be insured. See permit requirement information above. The City inspector does not do re-roof inspections. The inspection will be done by the homeowner's windstorm insurance company.
- **Residential Demolition Permit \$100.00-** A homeowner or contractor can pull this permit. If a contractor is pulling the permit, they will need to be insured. See permit requirement information above. There are no inspections for this
- **Residential Portable Building - \$75.00-** This permit is pulled when someone is bringing in a portable building. You will need to make sure that the building is not placed in an easement and that it is not placed within the property set back lines. For the setback lines, you will need to look at the deed restrictions. There is a 10-foot easement on each side of the property. A homeowner or a contractor can pull this permit. If a contractor is pulling the permit, they will need to be insured. See permit requirement information above.
- **Residential Standby Generator - \$150.00-** This permit is pulled for a generator install. This permit requires an inspection. An inspection will need to be done on the generator installation as well as the gas, if there is

gas hooked up to it. **The gas will be a separate permit.** A contractor will need to pull this permit. The contractor will need to be insured. An inspection will need to be done after the generator is installed.

- **Residential Solar Panel - \$150.00-** This permit is pulled when a solar panel is installed. A contractor will need to pull this permit. The contractor will need to be insured. The plans for the solar panel install will need to be submitted with the permit. This permit requires an inspection.