



2017

Hurricane Harvey: Permitting FAQ's

Do I need a permit?

- Yes, all flood related repairs will require a permit.

Does my contractor need to be registered to pull a permit/work on my home?

- Yes. All contractors doing work in the City of Bellaire will need to be registered with the City, with a Certificate of Insurance on File. There is no fee for contractors to register.

What is required for a contractor to pull a permit? What is required for a homeowner to pull a permit?

- Contractor:
 - o All contractors doing work in the City of Bellaire will need to be registered with the City, with a Certificate of Insurance on File. There is no fee for contractors to register.
- Homeowner:
 - o Homeowners will need to provide a copy of their declaration page from their insurance policy. This is to insure there is liability coverage on the property.

What do I need for a permit?

- To pull a permit you must have:
 1. A completed City of Bellaire Permit Application
 2. HCAD Appraisal Value (screenshot acceptable)
 3. Complete scope of work to be completed, including detailed construction costs

How much does a permit cost?

- Permits related to flood damage repairs will be at no cost.

How long will it take to approve my permit?

- Some permit application may be approved on the same day they are submitted.
- The Building Official will contact you within three (3) business days, if the permit cannot be approved the same day.

When will normal permit operations resume?

- Contractors will be allowed to pull permits for regular building projects (non-flood related) beginning Monday, September 18.

When can I pull a permit?

- The hours of operation are: Monday-Friday, 8:30 AM to 4:00 PM. Flood related permits can be applied for at the Harvey Recovery Resource Center, located at 7008 Fifth Street, Bellaire TX.

What am I allowed to do without a permit?

- The City will not be requiring a permit for removing water damaged materials, such as sheet rock, flooring, carpet, insulation, or appliances.
- Permits are also not required for temporarily covering holes in walls or roofs, or for cleaning debris and dirt from floors, walls or ducts.

I live in a rental property; can my landlord force me to stay there?

- No. All certificates of occupancy for properties affected by the flood have been suspended pending a re-inspection of the property.

Am I going to be allowed to repair my home built before the current flood plain regulations went into effect?

- The basic rule is if the cost of improvement or the cost to repair the damage exceeds 50% of market value of the building, it must be brought into compliance. We have no way of knowing this until the resident submits for a building permit. The first step is to get your cost for repairs and pull your HCAD sheet.

Where can I find the City's permit forms?

- Permit application can be found on the City's website at <https://www.bellairetx.gov/DocumentCenterii.aspx?FID=134>
- Printed permit application forms can also be obtained at the Development Services Office, 7008 S. Rice Ave, Bellaire, TX 77401

Where can I find the evaluation for my property?

- You can obtain your property appraisal at the Harris County Appraisal Districts (HCAD) webpage – www.hcad.org

How do I schedule an inspection?

- Inspections must be scheduled through the Development Services Office. If the inspection is flood related, you must complete a building permit application and be scheduled for an inspection.

If I choose to elevate my house one foot above Base Flood Elevation (BFE), does the 50% rule still apply?

- No. If your house is elevated one foot above BFE, you are in compliance with City guidelines.

If my house is already one foot above Base Flood Elevation (BFE) does the 50% rule apply?

- No. If your house is elevated one foot above BFE, you are in compliance with City guidelines.

My house was damaged and I would like to remodel. Can I do that if my HCAD appraisal records show my house is worth \$100.00?

- If your house is in the 100-year flood plain, and is not elevated one (1) foot above Base Flood Elevation (BFE), you are not allowed to spend more than 50% of the house value in repairs or upgrades. The Building Official can utilize a FEMA approved Market Value Estimator in lieu of the HCAD Appraisal to determine a more accurate valuation for you house.

If my insurance adjustor says my house is a "Substantial Loss", what do I do?

- Whether or not a house is considered a "Substantial Loss" is determined by the City of Bellaire. Before this determination can be made, homeowners should follow the permitting guidelines outlined above.