

# REPAIRS

**While structural permits are not required for some items, flood permits may be required for:**

- All mechanical, structural, plumbing and electrical trade permits.
- Replacing solid metal fences and concrete, brick and concrete masonry unit fences less than 8 feet in height.
- Painting, tiling, carpeting, cabinets, countertops and similar finish work.
- Replacing and/or minor patchwork repairs of drywall.
- Replacing and/or minor patchwork exterior wood fascia, trim and soffits not exceeding 128 square feet (10 x 12).
- Detached storage buildings of any size.

**Flood permits are required for:**

- Replacing damaged drywall.
- Structural damage such as wall framing being removed, joists or rafters knocked down and roof collapse.
- Replacing siding and all exterior veneers (e.g., brick, stone).
- Roof covering and repair.
- Replacing windows, exterior doors, interior doors leading to an attached garage and garage doors.
- Repairing floor decking in pier and beam (also known as block and base) homes.
- Finish flooring (wood, tile, or laminate) and shower and wall tiling, including shower glass.

# CONTACT US

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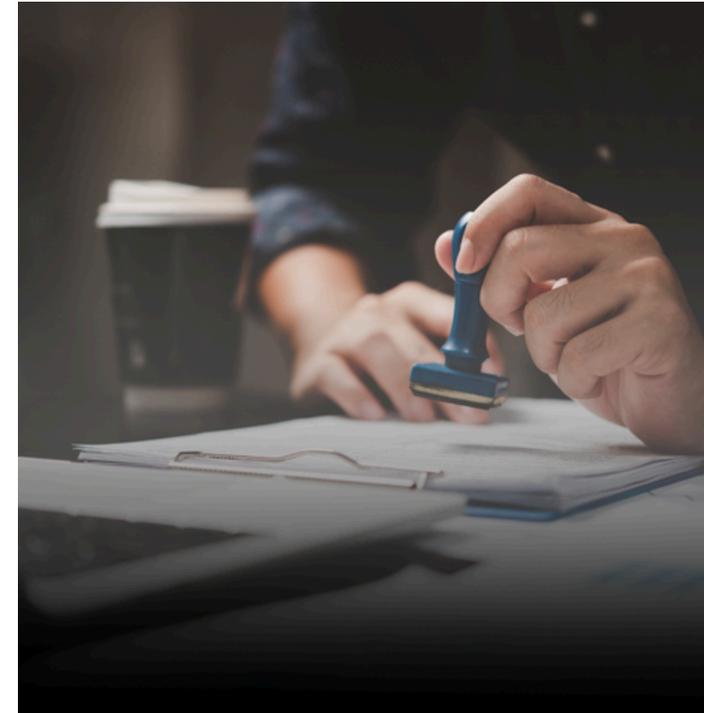
**Address**  
1002 Washington Avenue, 3rd Floor  
Houston, TX 77002

**Live Chat**  
Monday - Friday, 8 a.m. - 5 p.m.

**In-Person**  
Monday - Friday, 8 a.m. - 5 p.m.

**AS A COMMUNITY PARTICIPATING IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP), PERMITTING WITHIN SPECIAL FLOOD HAZARD AREAS IS REQUIRED FOR ALL REPAIRS.**

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# FLOOD STORM DAMAGE REPAIRS

SINGLE-FAMILY HOMES & DUPLEXES

REV. MAY 2024

# FLOOD PERMIT GUIDELINES

## What is substantial damage?

Substantial damages are when the cost of repairs equals or exceeds 50% of the value of a home. Damages can be from flood, wind, rain, fire and other natural or human-induced hazards.

## What areas in Houston must comply with substantial damage?

Per Chapter 19 Ordinance, all properties in the 100-yr floodplain and floodway.

- Substantial damages and improvements are determined by:

### Substantial

$$\frac{\text{Cost of work}}{\text{Value of home}} \geq$$

# 50%

### Non-substantial

$$\frac{\text{Cost of work}}{\text{Value of home}} <$$

For repairs to your home and attached covered patios, you must provide these three documents:

1. Cost Estimate (see instructions)
2. County or Private Appraisal:
  - Harris, Fort Bend or Montgomery
  - Uniform Residential Appraisal Form
3. Repair or Re-roof Form:
  - Repair Per Spec List (all repairs, including block and base foundations)
  - Re-roof Form

# COST ESTIMATES

## Items to include:

- Framing (wall, floor, ceiling, and/or roof)
- Wall sheathing and vapor barrier
- Siding and veneer (e.g., stone, brick)
- Floor decking and foundation (pressed piles, piers, block, and base)
- Concrete slab and footings
- Roof decking, vapor barrier, and coverings (asphalt shingle, metal roofing, wood shingles, clay or concrete tiles, and rolled roofing)
- Windows and doors (interior and exterior)
- Drywall and insulation
- Trim (interior and exterior)
- Wall and floor finishes (wood, tile, paint, and/or stained/polished concrete)
- Cabinets and countertops
- Fixtures (plumbing - sinks, toilets, bathtub, shower; electrical - lights)
- Equipment (HVAC, water heater, electrical panels and disconnects, generators, solar panels, and battery storage systems)
- Electrical wiring rough-in
- Plumbing piping rough-in
- Mechanical duct rough-in

## Items to exclude:

- Site work including driveways, sidewalks, pavers, and landscaping
- Pool and pool equipment, fountains
- Fences
- Survey costs and permit fees
- Demolition to prevent further damage to the building or for health and safety reasons, including asbestos, lead, and mold abatement
- Appliances (stove, microwave, dishwasher, refrigerator)

## ADDITIONAL INFORMATION

To determine if your property is in the floodplain, visit FEMA Flood maps:

<https://bit.ly/4bt2UoQ>

SCAN QR CODE



For information on flood damage repair requirements, visit Floodplain Management Office:

<https://bit.ly/3PegioT>