

# HOME REMODELING FAQ

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## **Why do I need permits?**

To make sure what you're building complies with the current building codes and is safe for the occupants and neighbors.

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## **When do I need a permit and how much is it?**

To work on windows, doors, walls, additions to your home, and remove insulation. If you're adding or taking out structural walls, you'll need a third party engineering report and an inspection. Minimum cost is \$106, but final cost is based on the total valuation of your project.

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## **Re-roofing your home needs a permit!**

Anytime you're replacing or installing a roof you need a permit (\$26.50). For changes in pitch or materials, an engineer's inspection report is needed.

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## **Installing or replacing your fence.**

Anytime you're installing a brand new fence or replacing more than 25% of your fencing, a permit is needed (\$26.50).

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## **Working on your home's foundation.**

A permit is required whenever you install, repair or alter any of the footings, beams, floor joists, or any other component of your foundation. You'll also need to bring with you a third party engineering *Design and Assumption Letter* to get the permit. Cost is based on valuation of project.

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## **What about the plumbing...?**

If you're installing faucets, sinks, toilets, water heater and softeners, or sewer lines, you'll need to get a permit. Permits are \$50, plus the cost of each fixture or linear feet of sewer line installed. If you need to make immediate repairs to water heaters or softeners, a Limited Service Repair permit is available. It allows you to file for the permit within 3 days.

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## **...and electrical?**

You need a permit whenever you install receptacles, ceiling fans, light fixtures, sub-panels, and any other service equipment. They are \$50, plus the cost of each individual electrical fixture.

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## **...and mechanical?**

To install HVAC equipment, exhaust fans, kitchen hoods, and dryer ducts a permit is required. The cost is \$50, plus the cost of each individual mechanical fixture.

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## **Where can I apply for permits, how long does it take to get them, and when do they expire?**

You can come to our office at 1901 S. Alamo St. to apply. They are typically issued the same day. Your permit is valid for 6 months and can be extended for another 6 months as long as there is ongoing construction progress.

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## **Who can apply for building, electrical, mechanical, and plumbing permits?**

Property owners can get their own permits as long as they can certify they will live or lease the house for 1 year after finishing the project. Otherwise, owners will need to register as contractors. Only State licensed contractors can get electrical, mechanical, and plumbing permits.

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## **If you are in a Historic District, Neighborhood Conservation District, or flood zone...**

Your permit application will need to be reviewed by the following divisions or departments: Office of Historic Preservation (210-207-0035), Flood Zone (210-206-8433), Neighborhood Conservation District (210-207-7796 or 210-207-7395). To check zoning, visit our GIS map available on our website.

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## **You DON'T need a permit to...**

Install cabinets, counter tops, carpeting, wood or laminate flooring, painting, plastering, repairing sheet rock, wallpapering, tiling, swings and playground equipment. Also to replace broken glass on windows, existing doors, siding or adding a detached tool or storage shed less than 300 sq. ft.

For more information, visit [www.sanantonio.gov/DSD](http://www.sanantonio.gov/DSD) or call us at 210-207-1111.

