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CITY OF CONROE
COMMUNITY DEVELOPMENT

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Permit FAQ

"Do I really need a permit?"

This is one of the most common questions that property owners will ask when contemplating a construction project. Unfortunately they usually do not direct their question to the building department for fear the answer will be "yes". It is very important that property owners contact the building department to receive accurate information. Relying on a contractor's decision for permit or no permit usually gets people in trouble. People tend to have an unreasonable fear of building permits and the inspection process. Keep in mind that we are here to help you, and your contractor while maintaining minimum construction standards.

"Why are there building codes and permits?"

Building codes which include codes on structural, electrical, plumbing, A/C and heating, and other components of your building or home are designed to maintain minimum construction standards ensure your safety, your children's safety, and the safety of those around you. Building permits are essentially your community's legal permission to proceed with the project as well as your agreement to do the work in compliance with the codes.

"Why do I have to get a permit to work on my own home?"

Once again, it is to ensure your safety, as well as the safety of future occupants of your home. Even the most well-meaning homeowner can make mistakes when working on a home improvement project, and those mistakes might put you and your family at risk. By having a qualified City Inspector inspect the work, mistakes can be corrected before a dangerous situation can develop.

"I am not a contractor. Can I pull my own permit to work on my own residence?"

Absolutely! As long as you have filed a homestead exemption with the Montgomery County Appraisal District, you can pull any construction permits and perform any construction work on your own home.

"When do I need a permit?"

Most all construction activities require a permit. In general, if you expand or structurally alter your home, or alter any of the wiring, plumbing, or mechanical systems, you will need a permit. The best way to get a precise answer is to contact the Building Department and explain the nature of the proposed work.

300 West Davis, Conroe, Texas 77301

"When do I NOT need a permit?"

Interior renovations such as painting, carpet, and cabinets do not require a permit. Re-roofing a house does not require a permit providing the structural sheathing and/or roof rafters do not need replaced. Residential detached accessory buildings, without plumbing or electrical, that are 144 sq ft or less do not require a permit. However, care should be taken on the placement of such buildings since they cannot encroach into the building lines and cannot be placed within an easement. Replacing plumbing fixtures (except water heaters) or replacing electrical fixtures (without altering the wiring) does not require a permit. Again, the best way to get a precise answer is to contact the Building Department and explain the nature of the proposed work. Be leery of the contractor that tells you he does not need any permits or tells you he has permits but cannot produce them for you.

"How much does a building permit cost?"

The permit fees vary depending on what type of permit is being obtained. New residential construction permits are figured at 41 cents per sq. ft. of gross floor area. Commercial permits and residential remodel permit are based on the cost of the proposed improvements and calculated on a tier structure. Commercial fees and individual trade permit fees are easily accessed from our building permit page at www.cityofconroe.org

"What happens if I am doing work without a permit and I get caught?"

Usually the first thing that will happen is the building inspector will place a stop work order on the project until the appropriate permits have been obtained. The permit fees will be assessed a double fee and a citation may be issued thru Municipal Courts with a fine of up to \$500.00 per day that the violation continues. Once you have the permits, all work will have to be made available for inspection. Any deficiencies that are noted will have to be corrected and re-inspected before any further work is done. If the work was done properly, you will be able to proceed.

"Are there other reasons for me to get a permit?"

First and foremost, the permit process ensures your safety, the safety of your neighbors, and the community at large. If you ever sell your home, you also have a legal responsibility to disclose work that has been done to your potential buyers. Most buyers today are very cognoscente of the permit process and if it is discovered that no permits were obtained, you might lose a sale or face costly liability issues. Your homeowners insurance also requires that work be done with a permit. If your home is damaged and it is discovered that permits were not obtained, the insurance company may not cover the loss.

"Does the City have zoning?"

No, the City of Conroe does not have zoning. All work is to be performed in accordance with our adopted codes and amendments. Please check our code of ordinances to find our code amendments. For more information on zoning and our FM 3083 corridor plan, please contact the City Planner.

"Does the City have impact fees?"

No the city of Conroe does not have any impact fees. Our water and sewer tap fees accompany the Tap Application which can accessed from the building permit page at www.cityofconroe.org

"What wind Zone is the City of Conroe in?"

We require all commercial structures to be designed to withstand a 100 MPH wind loading.