



Help for Residents Who Need to Repair or Rebuild Flood-Damaged Homes

A Temporary Permit Center has been set up at the Dove Springs Recreation Center, 5801 Ainez, for permit applications to repair flood damaged homes in the affected areas.

GENERAL QUESTIONS

What should you do before repairing your flood damaged home?

If the cost to repair your home to its pre-flood condition equals or exceeds 50 percent of the value of the house then additional requirements have to be met and you should talk with City permitting staff.

What can you do before you need to get permits?

Residents may remove damaged sheetrock, carpet and insulation before getting permits. The owner is required to get a permit at some point in the future before rebuilding.

What if you don't have electricity, gas, heating/AC at your home?

Currently the additional requirements for homes damaged more than 50 percent will be waived so that these utility services can be repaired or turned back on.

If you do not have gas service contact Texas Gas Service at 1-800-700-2443.

For additional questions call 3-1-1.

FLOODPLAIN INFORMATION

- If the cost to improve the structure to its pre-flood condition (and any other improvements with the last 10 years) equals or exceeds 50% of the value of the structure, the improvements are considered a substantial improvement. These costs include: **building materials, electrical, mechanical, plumbing, carpet, paint, and labor even if the work is being completed by the owner.**
- If a substantial improvement is proposed, the property must satisfy the City's floodplain management regulations. These include: the finished floor elevation of home must be at least 1 foot above the 100-year floodplain elevation; the home must have safe access to public right of way where entirety of connection is 1 foot above the 100-year floodplain elevation; and the home must be designed to withstand the forces of floodwaters. *Please seek assistance from Watershed Protection Department staff for specific requirements.
- If the property cannot satisfy the floodplain regulations, the City staff cannot administratively issue a building permit. There are two options after this determination is made:
 1. Request a floodplain variance from City Council. (Staff from the floodplain office will process variance requests for City Council consideration as quickly as possible. City Council makes the final decision of whether to approve or deny the variance request.)
 2. Do not improve the property as proposed.
- If a bank loan is used to complete improvements, please be aware that flood insurance may be required as a condition of the loan. Based on the elevation of the house in relation to the 100-year floodplain elevation, the flood insurance costs could exceed \$15,000 per year.

Building Permits

- Removing *wet wallboard* and *insulation* is **allowed prior to issuance of a building permit**. The owner is required to obtain a permit at some point in the future before the removed elements of construction are replaced and restored.
- A homeowner or a general contractor may obtain a **building** permit to repair or replace damaged construction components of the structure.
- An applicant may request, and be issued a plumbing, mechanical or electric repair permit for a pulled gas meter, furnace/AC repairs or electric repairs for addresses that were flooded on October 31, 2013.

Natural Gas Service

- The gas company will restore natural gas service to homes that did not have flood water levels reaching above the natural gas appliance regulators. You must call Texas Gas Service and schedule a reconnect. The number to call for this service is 1-800-700-2443. **Any repairs to a natural gas piping system will require permits and inspections.**
- All work must be performed by a State of Texas licensed master plumber registered with the City of Austin.
- **An inspection will be required** by the City of Austin prior to the restoration of natural gas to the structure.
- If the gas company attempts to restore natural gas and there are leaks or other problems with the natural gas system, the gas company **will not** restore natural gas.

Electric Service

- When the electric meters remain and electric service has not been disconnected from the utility company, homeowners may obtain an electric permit.
- A State of Texas licensed master electrician registered with the City of Austin may also obtain a permit and perform the work.
- An inspection by the City of Austin will be required prior to the restoration of electricity to the structure.
- **When the Electric Meter has been removed, a State of Texas licensed master electrician registered with the City of Austin is required to obtain a permit and must perform electrical work before the electric service can be restored.**
- An inspection by the City of Austin will be required prior to the restoration of electricity to the structure.