



GARLAND
BUILDING INSPECTION

Quick Tips on Tornado Damage Reconstruction

Homes with minor damage:

- Permits are NOT required for replacement or repair of floor coverings and wall coverings.
- Permits are NOT required for siding or brick repair. (Please check with the City if you intend to switch from brick to siding as there may be masonry requirements that need to be met)
- Permits are NOT required to replace the glass in a window or door. A permit may be required if the entire window is replaced.
- Permits are NOT required to repair the soffits or fascia (eaves).
- Permits are NOT required to repair or replace a fence with the same fence material in the same location. (A permit would be required if you move the fence, make the fence taller or change fence materials.)
- Permits are required for roof repair that exceeds \$2000.00.
- Permits are required if any structural members (rafters, ceiling joists, studs, etc.) are replaced.

Homes with major damage: (in addition to above)

- Permits are required for work done to repair a home with major damage.
- Be sure that you select a reputable contractor. (Please see Guide to Selecting a Contractor)
- Be sure that plumbing, mechanical (HVAC) and electrical work are performed by licensed contractors.
- Be sure all contractors are registered with the City of Garland.
- No plans are required if you are reconstructing the building exactly as it was prior to the tornado.
- If you decide to remodel the home, the City is requiring minimal plans to insure compliance with the safety elements of the City's construction codes.
- For permitting you can provide the insurance company's detailed estimate or your contractor's detailed estimate.

Homes with severe damage or that have been destroyed: (in addition to above)

- If you desire to rebuild on your existing foundation you will need to:
 - Have a Licensed Professional Engineer certify that the existing foundation is in good repair and will support the proposed imposed loads.
 - Have a Licensed Plumber test the water pipe and drain pipes under the foundation to insure the plumbing system is in good repair.
 - Plan to meet the exterior façade requirements that the original home was constructed to.
 - Including masonry percentages and roof pitch if applicable.
- If you desire to construct a totally new home you will need to:
 - Obtain a permit for demolition of the old structure.
 - Prior to demolition all utilities must be disconnected.
 - Obtain a permit to construct the new home.
 - Provide a complete set of plans for the new home that are in conformance with the controlling ordinances.
 - Be sure that the contractor is registered with the City and that all of the licensed subcontractors are registered also.