



# Building Code FAQ Sheet

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## Planning and Permitting FAQs

### Q: Do I need a building permit?

A: The city requires building permits for:

- Construction of new buildings (including sheds and patios over 200 sq ft)
- Residential & commercial remodels or additions to structures
- Moving a building onto or off of a lot
- Demolition of a building or foundation
- New or replacement fences (only over 7ft)
- Roofing permit (replacing shingles)
- Plus many others!

It is always important to check with the Code Enforcement before starting a new project to see what applications and permits will be required. City ordinances call for doubling the cost for permit when work requiring permit is started without securing permit first. Please call 979-725-8554 or email [codeofficer@weimartexas.org](mailto:codeofficer@weimartexas.org)

### Q: How do permits benefit me?

- Permits allow the city to perform inspections, which insure that the work has been completed up to current building and safety codes.
- Permits can be important for home resale value. Having documentation that work was properly permitted helps the buyer secure financing and insurance.
- Permitting allows the homeowner to weed out unqualified contractors. The city requires all plumbing and electrical contractors to be licensed and have insurance, which safeguards the owner if something goes wrong.

### Q: How long does it take to get a building permit?

A: First response to the initial submittal takes approximately 7 days. The total review time depends on how many outstanding comments need to be addressed.

For permits that do not require review (water heater, trade permits etc), permits can be issued over the counter.



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**Q: What building codes does the City Of Weimar use?**

A: The City of Weimar has adopted the following codes:

2012 International Building Code (IBC) family, which includes:

- International Plumbing Code (IPC)
- International Mechanical Code (IMC)
- International Fire Code
- International Existing Building Code
- International Residential Code of One- and Two- Family Dwellings

2014 National Electrical Code (NEC)

**Q: Can I begin construction while I am processing an application or awaiting a permit?**

A: No. You must have your final approvals prior to commencing construction on any project. Contact the Code Enforcement Officer to determine if you may clear and grade the property for preparation.

**Q: Can I take a picture and send it to the Inspector instead of having them come out?**

A: No. An inspector must view the improvements in person in order to complete the inspections requirements.

**Q: What does it mean if I'm in the ETJ?**

A: The ETJ is the Extra-Territorial Jurisdiction of the City. If you are in the ETJ, the City has some land use controls. Weimar reviews subdivisions, both residential and commercial in the ETJ. We also review sign permits along major roads. The Statutory ETJ is a half mile buffer that goes around the entire city limits and begins at the city limits and extends approximately half mile out.

**Q: What is a subdivision? I'm only making one lot, not a subdivision.**

~~Per the Texas Local Government Code (LGC), any time an area of land is divided p into smaller lots or parcels, the act is considered the subdivision of property. The LGC requires the municipal authority for that area to enforce the orderly division and recordation of subdivisions. The City of Weimar has adopted the Subdivision Ordinance that includes rules on how land must be divided and what infrastructure must be installed to support new parcels of land.~~

~~As of April 20, 1981, all subdivisions should have gone through the city subdivision process.~~



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**Q: How do I find my property lines? Do they start where the street ends?**

A: Most property lines do not start at the edge of the street pavement. To determine the location of your property lines, you need a property survey done by a registered land surveyor. This will show your property lines in relation to the street and other structures.

**Q: What is setback/build- to lines and how do I find them for my property?**

A: A setback is the area between the property line (front, side and rear) and the setback/build- to line in which you generally cannot build a structure. The line or regulations that set the lines are determined when the land is subdivided. You can find this information on the recorded plat for your subdivision. For setbacks determined by code, see your Zoning Ordinance and discuss with the Code Enforcement Officer.

**Q: Who permits driveway access to public streets?**

A: The city permits driveways onto roads controlled by the City and County within the city limits. The Texas Department of Transportation (TxDOT) approves driveways entering onto state roads.

**Q: How can I find a copy of my subdivision plat?**

A: All recorded subdivisions are on file with the Colorado County Clerk's office. For most plats that were processed through the City of Weimar there are files available at Weimar City Hall.

**Q: How do I find out the zoning district for my property?**

A: The official Zoning Map is maintained at the City Hall. You can call 979-725-8554 to find out your zoning. Please have the address or the property for the parcel(s).

**Q: How do I acquire an address?**

A: If you are within the Weimar city limits, contact the City Secretary at 979-725-8554. If you are in the County, contact Colorado County Clerk's Office.