



## Covered Patio

### Are permits required for a covered patio? Why?

Yes, a building permit will be required. Below are a few reasons why permits are required:

- Avoid encroaching on any easement(s)
- Confirm appropriate setbacks are being met.
- Verify that the installation will not negatively impact neighboring properties
- To ensure the installation is done in a structurally safe manner.
- Review for overall compliance with local codes and ordinances: International Residential Code, City of Pearland Engineering Design Criteria Manual, City of Pearland Unified Development Code, and FEMA regulations.

### What do I need to acquire the permit?

When applying for the permit, please include the following documentation:

- A copy of your survey, or site plan, showing the location of the proposed structure with measurements to the main dwelling and property lines.
- Provide details showing flatwork/concrete will have a minimum of #3 rebar, 12 inches on center, 2500psi.
- Provide drawings showing the proposed work shall comply to the currently adopted codes [Adopted Building Codes | City of Pearland, TX \(pearlandtx.gov\)](https://www.pearlandtx.gov/adopted-building-codes)
- Provide Wind load Design showing TDI criteria sealed by a Texas Licensed Engineer.
- TDI wind load information depends on the county the property is located in.
- Provide drawings showing details how the structure will be attached to existing house.

Using “flow-arrows” show the storm-water drainage on the site plan indicating how your lot will drain storm-water runoff after the additional concrete is installed.

Include the following notes:

- Contractor not to alter the drainage pattern of the lot due to this improvement/addition.
- No adverse impacts to neighboring properties will occur.
- Excavated soil to be removed to offsite dump.

*(The City requires all development and improvements to consider the potential storm-water runoff effects on the subject property and nearby properties. Reference: Engineering Design Criteria Manual Section 2.11.2 for Residential Lots and Improvements).*

### How much are the permit fees?

Covered patio with concrete addition permit fees will be \$205.

Covered patio without concrete addition permit fees will be \$115.

### Who can apply for the permit?

A registered general contractor is required to apply for the permit. This is to ensure that the contractor performing the work meets the City of Pearland requirements for liability insurance coverage. The ACCORD form should have the City of Pearland listed as the certificate holder.

Homesteaded property owners can also apply for permits to perform the work themselves, or act as the general contractor for the project. Proof of homestead will be required before your permit is issued.

Registered contractors or homesteaded property owners can use the following link to apply: [Community Development \(pearland.tx.us\)](https://www.pearlandtx.us/community-development)