



# REMODELING PLAN SUBMITTAL CHECK LIST

City of Bellaire, Texas  
7008 S. Rice Avenue  
Bellaire, TX 77401

Office 713-662-8230/8231 Fax # 713-662-8233  
Inspection Request Line 713-662-8225 call before for 4pm for next day  
[inspections@ci.bellaire.tx.us](mailto:inspections@ci.bellaire.tx.us)

## Room Addition/Remodeling Plans

**When property is located within the floodplain, the finished house floor shall be 1' above the Base Flood Elevation when the value of the job exceeds 50% of the house value.**

- Survey by a Registered Professional Land Surveyor of the State of Texas
- Written verification of request made to One-Call to locate all underground utilities 1-800-545-6005
- Site plan with revised lot coverage calculations (as required)
- Framing detail
- Electrical load analysis
- Tree Disposition Plan (if adding square footage to structure)
- Fire Sprinkler System (if adding or remodeling above a second story)
- Plumbing riser if more than one bathroom added to second story
- Engineered foundation plan if addition is greater than 1,000 sq.ft. Or two stories - signed & sealed by a State of Texas Registered Professional Engineer
- Provide elevation certificate if addition is in the Floodplain
- Submit energy code compliance certification of proposed work
- Show method of drainage

**The City of Bellaire is Zoned Community and all plans must comply with all applicable Zoning Ordinances. The City of Bellaire does not enforce deed restrictions. Please check property sources for compliance.**

### Note: Building Permits and Plans Must Be Posted on the Job Site

Lot Coverage Calculation Example

Lot Area	7400 sq. ft.
Structure Space	2340 sq. ft.
Paving/Flatwork	860 sq. ft.
<u>Decking</u>	<u>400 sq. ft.</u>
Total	3600 sq. ft.
	divided by 7400 = <b>49%</b>

Total divided by Lot Area = Lot Coverage %

### Current Bellaire Codes

- 2012 International Building Code
- 2012 International Residential Code
- 2012 International Plumbing Code
- 2012 International Gas Code
- 2012 International Mechanical Code
- 2012 International Energy Consumption Code
- 2011 National Electrical Code

For more information please visit:  
[www.ci.bellaire.tx.us](http://www.ci.bellaire.tx.us)