



**THE COUNTY OF BURNET**  
**DEVELOPMENT SERVICES**  
133 E. Jackson St, Room 107  
Burnet, Texas 78611  
<http://www.burnetcountytexas.org/page/envIRON.home>  
(512) 715-5260

**OCTOBER 30, 2018**

If your home or business was affected by the 2018 flood, you must acquire a Building Permit from the Burnet County Development Services Department prior to repairing your structure. You can find the applications on our website shown above or in our office at the address above. The Commissioners Court has waived permit fees for those affected by the flood event.

If you are in a special flood hazard area, then here is some information about the 50% rule according to FEMA:

**SUBSTANTIAL DAMAGE:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

The market value can be determined from your tax appraisal which can be located on the Burnet CAD's website at <https://propaccess.trueautomation.com/clientdb/?cid=85> or you can call them at 512-756-8291. The land is not included in the total, just the Improvement/Building. In most cases the Development Services department will compare the value listed on your tax appraisal and a contractor's bid for repair to determine if your property meets the 50% threshold and therefore must be repaired to FEMA standards.

**\*\*\* Items Included/Excluded in Cost of Project Attached Below \*\*\***

### Items to be included

- All structural elements, including:
  - Spread or continuous foundation footings and pilings
  - Monolithic or other types of concrete slabs
  - Bearing walls, tie beams and trusses
  - Floors and ceilings
  - Attached decks and porches
  - Interior partition walls
  - Exterior wall finishes (brick, stucco, siding) including painting and moldings
  - Windows and doors
  - Reshingling or retiling a roof
  - Hardware
- All interior finishing elements, including:
  - Tiling, linoleum, stone, or carpet over subflooring
  - Bathroom tiling and fixtures
  - Wall finishes (drywall, painting, stucco, plaster, paneling, marble, etc.)
  - Kitchen, utility and bathroom cabinets
  - Built-in bookcases, cabinets, and furniture
  - Hardware
- All utility and service equipment, including:
  - HVAC equipment
  - Plumbing and electrical services
  - Light fixtures and ceiling fans
  - Security systems
  - Built-in kitchen appliances
  - Central vacuum systems
  - Water filtration, conditioning, or recirculation systems
- Cost to demolish storm-damaged building components
- --- Labor and other costs associated with moving or altering undamaged building components to accommodate improvements or additions
- --- Overhead and profits

### Items to be excluded

- Plans and specifications
- Survey costs
- Permit fees
- Post-storm debris removal and clean up
- Outside improvements, including:
  - Landscaping
  - Sidewalks
  - Fences
  - Yard lights
  - Swimming pools
  - Screened pool enclosures
- Detached structures (including garages, sheds and gazebos)
- Landscape irrigation systems

**Figure 8-1. Items included in calculating cost of the project**