

Building's FAQ's

1. As a property owner, what work can I do myself without a building permit?

Accessory structures under 200 square feet (must still meet setback requirements).

Window and door replacement. Any finish work such as painting, flooring, and wall covering. Minor repairs such as-deck board replacement general landscaping.

Individual trade (Mechanical, Electrical, and Plumbing) permits may be required based on scope of work.

2. For what type of work do I have to get a building permit?

Any building over 200 Square feet. New or replacement of fences that are over 50% of an existing fence require a permit. Any removal or addition of structure/walls for rebuild or relocation within or exterior of home. Carports, Sidewalks and Driveways. Trade (Mechanical, Electrical and Plumbing) permits will be required based on Scope of Work.

3. Do I need a building permit for demolition? What is considered demolition that needs a permit?

Yes. Demolition -means the tearing down, razing or removal of a building or structure or portion thereof, for the purpose of complete or partial removal of buildings or structures, or to prepare for reconstruction or remodeling of a building or structure.

4. Can I convert my shed/accessory structure into a guest house or accessory dwelling unit?

Yes. If approved by Zoning. It must be placed on a permanent foundation and be built/remodeled to current adopted building codes and be listed by the Manufacturer as acceptable for a dwelling. It will have to be inspected at certain intervals of conversion to ensure adherence to code.

5. What are the online resources for energy reports and other third-party reviews?

When you apply for your building permit you need to submit documentation showing conformance to the IECC (International Energy Conservation Code). There are multiple avenues provide that documentation, such as, <https://www.energycodes.gov/rescheck> , <https://www.resnet.us> , and <https://www.ekotrope.com>. For residential as well as <https://www.energycodes.gov/comcheck> for commercial.

6. What are my setbacks?

Those answers can be found on our Planning Dept FAQ page

7. Can I install a carport on my property?

Yes. Permits must be applied for and approved PRIOR to construction. Construction drawings showing a site plan, building plan and foundation/anchoring plan should be submitted with application.

8. What can I build on my property? Zoning? Allowable uses?

Once you have identified the current zoning of your property, the Land Use Table (https://www.kerrvilletx.gov/DocumentCenter/View/41852/Land-Use-Table_2022_v2_STRs) will detail the Permitted uses (P) and Conditional uses (C). A conditional use requires a Conditional Use Permit (CUP). Please contact Development Services at 830-258-1514 if you think you will need a CUP. This information can be found by doing an internet search for “Kerrville Property Map” and using the City GIS to locate the information. Please also see the FAQ, “What is the current zoning of my property?” for additional information on using the Kerrville Property Map.

9. My neighbor is draining water onto my property. What do I do?

In most cases this is a civil matter between homeowners. If, however it is found that the drainage is caused by another property’s plumbing or appliance discharge you can go to our website at <https://www.kerrvilletx.gov/1779/Code-Enforcement-Division> and lodge a complaint.

10. Can I install a sign? What are the requirements?

Yes. If approved by zoning and having the proper Lot size you can install a sign. The definitions and requirements for different signs can be found at our website

https://library.municode.com/tx/kerrville/codes/code_of_ordinances?nodeId=PTIICOOR_CH92SI

An application can be made at www.mygovernmentonline.org . You must submit a site plan with sign location. What kind of sign. How large, what it will be constructed of.