

City of Schertz

Planning & Community Development

When do I need a permit for plumbing work?

A plumbing permit **IS** required for the following:

- Replacement of water heaters and underground piping, altering piping inside a wall or ceiling, or beneath a floor and for plumbing in all new installations.
- Emergency repair, alteration, or replacement of freeze-damaged or leaking concealed piping, if new piping exceeds 5 feet in length or exceeds a combined 5 feet in length. Where equipment replacements and repairs must be performed in an emergency situation, the work may be done and the permit application submitted and obtained the next business day at the City of Schertz Inspections Division.
- Remodel or addition on to your one- or two-family dwelling when existing plumbing is to be relocated. This includes installation of building sewers, water service, and exterior rain drains.

A plumbing permit is **NOT** required for the following:

- When a property owner does "ordinary minor repairs" to plumbing systems on his or her own property, which means repair, replacement, or maintenance of existing accessible fixtures (i.e. broken faucets or hose bibs), parts, and appliances and their related water and drain attachments. Do not alter an existing plumbing system without a permit.
- Emergency repairs to, or replacement of, freeze-damaged or leaking concealed piping, provided that new piping does not exceed 5 feet in length.

All gas repairs require a permit. Gas is extremely dangerous and should only be worked on by Texas Licensed Plumbing Contractor.

Homestead owners can do all the work on their homes without hiring a Texas Licensed Plumbing Contractor as long as they are personally doing the repair or installation themselves.

When hiring a plumber, we encourage you to please verify that the plumbing contractor providing an estimate or service is licensed as a Texas Plumbing Contractor and/or Responsible Master Plumber by checking the Texas State Board of Plumbing Examiners web site at <https://vo.licensing.hpc.texas.gov/datamart/selSearchType.do> . Additionally, this site will allow you to verify that the contractor has current insurance.

Always ask for a written bid or proposal. It is Texas State Law that the contractor must provide a written bid or proposal. This agreement must contain the following information:

- Signed by the licensee contracting for or otherwise offering to perform the plumbing and have the license number and full name of the Responsible Master Plumber of record for the plumbing company that will be performing the plumbing work.
- A description of all plumbing work to be performed as to the agreement.
- Include the price for all the plumbing work to be performed.
- Contain the words "regulated by the Texas State Board of Plumbing Examiners" along with the TSBPE mailing address and telephone number.
- The consumer need not sign the document for it to be considered a contract.