



RESOLUTION
APPLYING SUBCHAPTER F, CHAPTER 233, TEXAS LOCAL GOVERNMENT CODE,
TO CERTAIN RESIDENTIAL CONSTRUCTION IN UNINCORPORATED AREAS OF
TARRANT COUNTY
BEGUN AFTER SEPTEMBER 1, 2009

WHEREAS, the Texas Legislature passed HB 2833 during the 81st Regular Session, codified in Sections 233.151 through 233.157 of the Texas Local Government Code, to provide for the health, safety and general welfare of all Texans through home construction standards in the unincorporated areas of counties; and

WHEREAS, the citizens of Tarrant County desire the construction of quality housing and wholesome living environments for its citizens living in unincorporated areas.

NOW, THEREFORE, BE IT RESOLVED, that we, the Commissioners Court of Tarrant County, in accordance with Section 233.153, Texas Local Government Code, order that construction of a new single-family house or duplex on a vacant lot begun after September 1, 2009 in the unincorporated areas of Tarrant County must conform to either the version of the International Residential Code published as of May 1, 2008 or the version of the International Residential Code that is applicable in the City of Fort Worth, Texas; and

FURTHERMORE, BE IT RESOLVED, that in accordance with Section 233.153, Texas Local Government Code, any construction of an addition to an existing single-family house or duplex, if the addition will increase the square footage or value of the existing residential building by more than 50 percent, begun after September 1, 2009 in the unincorporated areas of Tarrant County must conform to either the version of the International Residential Code published as of May 1, 2008 or the version of the International Residential Code adopted by the City of Fort Worth, Texas;

FURTHERMORE BE IT RESOLVED, that in accordance with Section 233.154(a), Texas Local Government Code, a minimum of three inspections must be performed to ensure substantial building code compliance in the construction of a new single-family house or duplex or the construction of an addition to an existing single-family house or duplex begun after September 1, 2009 in the unincorporated areas of Tarrant County. The three required inspections during the construction project, as applicable must be performed at (1) the foundation stage, before the placement of concrete; (2) the framing and mechanical systems stage, before covering with drywall or other interior wall covering; and (3) completion of construction of the residence. For remodeling construction to an existing residence in which the structure's square footage or value will increase by more than fifty percent, the inspection requirements must be performed as necessary based on the scope of work of the construction project. The builder is responsible for contracting to perform the required inspections with (1) a licensed engineer; (2) a registered architect; (3) a professional inspector licensed by the Texas Real Estate Commission; (4) a plumbing inspector employed by a municipality and licensed by the Texas State Board of Plumbing Examiners; (5) a building inspector employed by a political subdivision; or (6) an individual certified as a residential combination inspector by the International Code Council. A

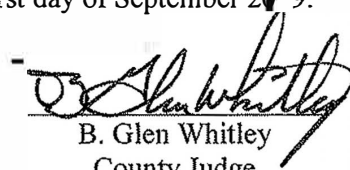
builder may use the same inspector for all the required inspections or a different inspector for each required inspection; and

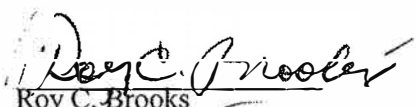
FURTHERMORE, BE IT RESOLVED, that in accordance with Section 233.154(b), Texas Local Government Code, a builder performing construction of a new single-family house or duplex or the construction of an addition to an existing single-family house or duplex begun after September 1, 2009 in the unincorporated areas of Tarrant County must, prior to beginning the construction project, provide notice to the County department designated by the County Administrator. The Commissioners Court prescribes the Notice of Residential Construction in Unincorporated Area attached to this Resolution as the required notice. The notice must include (1) the location of the new residential construction; (2) the approximate date by which the new residential construction will be commenced; and (3) the version of the International Residential Code that will be used by the builder to construct the new residential construction; and

FURTHERMORE, BE IT RESOLVED, that in accordance with Section 233.154(c), Texas Local Government Code, not later than the 10th day after the date of a final inspection required by this Resolution, a builder performing construction of a new single-family house or duplex or the construction of an addition to an existing single-family house or duplex begun after September 1, 2009 in the unincorporated areas of Tarrant County must submit notice to (1) the County department designated by the County Administrator; and (2) the person for whom the new residential construction is being built, if different from the builder, stating whether or not the inspection showed compliance with the building code standards applicable to that phase of construction. The Commissioners Court prescribes the Notice of Residential Construction Inspection Compliance in Unincorporated Area attached to this Resolution as the required notice.

IN WITNESS WHEREOF, we have hereunto set our hands and caused the great seal of Tarrant County to be affixed this 1st day of September 2009.

C.O.# 106259


B. Glen Whitley
County Judge


Roy C. Brooks
Commissioner Precinct 1


Gary Ickes
Commissioner Precinct 3


Marti VanRavenswaay
Commissioner Precinct 2


J.D. Johnson
Commissioner Precinct 4

