

**BUILDING CODE STANDARDS, INSPECTIONS AND NOTICES
FOR CERTAIN RESIDENTIAL CONSTRUCTION PROJECTS IN THE
UNINCORPORATED AREAS OF REAL COUNTY**

Real County has adopted building code standards, inspections and notices for residential construction in the unincorporated portions of the county under Subchapter F, Chapter 233, Texas Local Government Code, for:

- Single-family house or duplex construction on a vacant lot; and
- 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.

Construction projects must be built to either:

- The version of the International Residential Code (IRC) published as of May 1, 2008; or
- The version of the IRC that is applicable in the county seat of the county.

Before beginning the construction project, the builder must provide notice of the project on a form prescribed by the county. The notice must include:

- The location of the new residential construction;
- The approximate date by which the new residential construction will be commenced; and
- The version of the IRC that will be used by the builder to construct the new residential construction.

During the construction project, at least three inspections must be performed to ensure building code compliance. The inspections must be performed at:

- The foundation stage (before the placement of concrete);
- The framing and mechanical systems stage (before covering with drywall or other interior wall covering); and
- Completion of construction.

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 apply and 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:

- A licensed engineer;
- A registered architect;
- A professional inspector licensed by the Texas Real Estate Commission;
- A plumbing inspector employed by a municipality and licensed by the Texas State Board of Plumbing Examiners;
- A building inspector employed by a political subdivision; or
- 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.

The builder must submit all notices and inspection reports on forms prescribed by the county. The forms are to be submitted to:

- The county employee designated by the County Judge to receive the information; and
- The person for whom the new residential construction is being built.

If a builder is in violation of the notice provisions, the county may:

- Refer the inspector to the appropriate regulatory authority for discipline;
- File suit in district court and obtain injunctive relief to prevent a violation or threatened violation of a required standard or notice from continuing or occurring; and/or
- Refer the builder for prosecution under a Class C misdemeanor.

An individual is exempted from the Class C misdemeanor referral for failure to provide notice if:

- The new residential construction is built by the individual or the individual acts as the individual's own contractor; and
- The individual intends to use the residence as the individual's primary residence.

The county cannot charge a fee to defray the costs of enforcing these standards and notice requirements.