

**RESOLUTION TO MAKE SUBCHAPTER F, CHAPTER 233, TEXAS LOCAL GOVERNMENT CODE, APPLICABLE TO TOM GREEN COUNTY**

**Whereas**, the Texas Legislature passed HB 2833 during the 81<sup>st</sup> Regular Session 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 Tom Green County desire the construction of quality housing and wholesome living environments for its citizens living in unincorporated areas; and

**Whereas**, home builders and home remodelers understand that the purpose of building codes is to provide minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment.

**Now therefore be it resolved**, that in accordance with Section 233.153, Texas Local Government Code, the construction of a new single-family house or duplex on a vacant lot, where construction begins on or after September 1, 2009, in the unincorporated areas of Tom Green County shall substantially 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 county seat of the said county;

**Furthermore be it resolved**, that in accordance with Section 233.153, Texas Local Government Code, and construction of an addition to an existing single-family house or duplex, if the addition will increase the square footage or the value of the existing residential building by more than 50 percent, in the unincorporated areas of Tom Green County shall substantially conform to either the version of the International Resident Code published as of May 1, 2008, or the version of the International Residential Code adopted by the county seat of such county; and

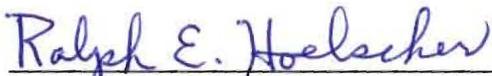
**Furthermore be it resolved**, that in accordance with Section 233.153, Texas Local Government Code, a minimum of three inspection shall be preformed, as applicable, to ensure substantial building code compliance in the construction of a new single-family house or duplex or the construction of an addition to an existing single-family house of duplex in the unincorporated areas of Tom Green 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 shall 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 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.

**Passed and Approved** by the County Commissioners' Court of Tom Green County, Texas, on this the 8 day of June, 2010



Michael D. Brown, County Judge



Ralph E. Hoelscher, Commissioner Pct. 1



Aubrey deCordova, Commissioner Pct. 2



Steve Floyd, Commissioner Pct 3



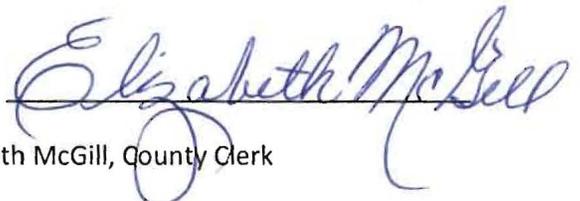
Richard Easingwood, Commissioner Pct. 4

**ATTEST:**

Before me, the undersigned authority, on this day personally appeared Michael D. Brown, County Judge; Ralph E. Hoelscher, Commissioner, Pct. 1; Aubrey deCordova, Commissioner, Pct. 2; Steve C. Floyd, Commissioners, Pct 3; and Richard S. Easingwood, Commissioner, Pct. 4; Tom Green County, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes, therein expressed and in the capacity therein stated.

Subscribed and acknowledged before me by the said County Officials, on this the 8 day of June, 2010.

Attest:



Elizabeth McGill, County Clerk

Tom Green County, Texas

