By: Reynolds, Morgan, Gates

H.B. No. 871

A BILL TO BE ENTITLED

1 AN ACT

- 2 relating to the residential and commercial building codes of
- 3 municipalities.
- 4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:
- 5 SECTION 1. Section 214.212, Local Government Code, is
- 6 amended by amending Subsections (a), (b), and (d) and adding
- 7 Subsection (b-1) to read as follows:
- 8 (a) To protect the public health, safety, and welfare, the
- 9 International Residential Code, as it existed on May 1, 2018
- 10 [2012], is adopted as a municipal residential building code in this
- 11 state.
- 12 (b) Except as provided by Subsection (b-1), the [The]
- 13 International Residential Code applies to all construction,
- 14 alteration, remodeling, enlargement, and repair of residential
- 15 structures in a municipality.
- 16 (b-1) To the extent the International Residential Code
- 17 applies to a building or structure on or used in connection with an
- 18 agricultural operation, the International Residential Code, as it
- 19 existed on May 1, 2012, applies to all construction, alteration,
- 20 remodeling, enlargement, and repair of those buildings or
- 21 structures.
- 22 (d) A municipality may review and consider amendments made
- 23 by the International Code Council to the International Residential
- 24 Code after May 1, 2018 [$\frac{2012}{1}$].

- 1 SECTION 2. Section 214.216, Local Government Code, is
- 2 amended by amending Subsections (a), (b), and (d) and adding
- 3 Subsection (b-1) to read as follows:
- 4 (a) To protect the public health, safety, and welfare, the
- 5 International Building Code, as it existed on May 1, 2018 [2012], is
- 6 adopted as a municipal commercial building code in this state.
- 7 (b) Except as provided by Subsection (b-1), the [The]
- 8 International Building Code applies to all commercial buildings in
- 9 a municipality and to any alteration, remodeling, enlargement, or
- 10 repair of those commercial buildings.
- 11 (b-1) To the extent the International Building Code applies
- 12 to a building or structure on or used in connection with an
- 13 agricultural operation, the International Building Code, as it
- 14 existed on May 1, 2012, applies to all construction, alteration,
- 15 remodeling, enlargement, and repair of those buildings or
- 16 structures.
- 17 (d) A municipality may review and consider amendments made
- 18 by the International Code Council to the International Building
- 19 Code after May 1, 2018 [$\frac{2012}{1}$].
- 20 SECTION 3. (a) Sections 214.212 and 214.216, Local
- 21 Government Code, as amended by this Act, apply only to residential
- 22 or commercial construction, remodeling, alteration, enlargement,
- 23 or repair that begins under an agreement made on or after January 1,
- 24 2027, or that begins, in the absence of an agreement, on or after
- 25 that date. Residential or commercial construction, remodeling,
- 26 alteration, enlargement, or repair that begins under an agreement
- 27 made before January 1, 2027, or that begins, in the absence of an

H.B. No. 871

- 1 agreement, before that date is governed by the law in effect when
- 2 the agreement was made or the activity began, as appropriate, and
- 3 that law is continued in effect for that purpose.
- 4 (b) Not later than December 1, 2026, municipalities shall
- 5 establish rules and take other necessary actions to implement
- 6 Sections 214.212 and 214.216, Local Government Code, as amended by
- 7 this Act.
- 8 SECTION 4. This Act takes effect September 1, 2026.