

By: Paul

H.B. No. 3810

A BILL TO BE ENTITLED

AN ACT

relating to the residential building codes of municipalities.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 214.212, Local Government Code, is amended by amending Subsections (a), (c), and (d) and adding Subsections (e) and (f) to read as follows:

(a) To protect the public health, safety, and welfare, the International Residential Code, as it existed on May 1, 2012 [~~2001~~], is adopted as a municipal residential building code in this state.

(c) Subject to Subsection (e), a [A] municipality may establish procedures:

(1) to adopt local amendments to the International Residential Code that may add, modify, or remove requirements set by the code; and

(2) for the administration and enforcement of the International Residential Code.

(d) A municipality may review and consider amendments made by the International Code Council to the International Residential Code after May 1, 2012 [~~2001~~].

(e) A municipality may not adopt a local amendment under Subsection (c) unless the municipality:

(1) holds a public hearing on the local amendment before adopting the local amendment; and

1           (2) adopts the local amendment by ordinance.

2           (f) This section does not affect provisions regarding the  
3 installation of a fire sprinkler protection system under Section  
4 1301.551(i), Occupations Code, or Section 775.045(a)(1), Health  
5 and Safety Code.

6           SECTION 2. Section 214.217(e), Local Government Code, is  
7 amended to read as follows:

8           (e) On the written request from five or more persons or if  
9 required by Section 214.212(e), the governing body of the  
10 municipality shall hold a public hearing open to public comment on  
11 the proposed adoption of or amendment to a national model code under  
12 this section. The hearing must be held on or before the 14th day  
13 before the date the governing body adopts the ordinance that adopts  
14 or amends a national model code under this section.

15           SECTION 3. (a) Section 214.212, Local Government Code, as  
16 amended by this Act, applies only to residential construction,  
17 remodeling, alteration, or repair that begins under an agreement  
18 made on or after January 1, 2020, or that begins, in the absence of  
19 an agreement, on or after that date. Residential construction,  
20 remodeling, alteration, or repair that begins under an agreement  
21 made before January 1, 2020, or that begins, in the absence of an  
22 agreement, before that date is governed by the law in effect when  
23 the agreement was made or the activity began, as appropriate, and  
24 that law is continued in effect for that purpose.

25           (b) Municipalities shall, before January 1, 2020, establish  
26 rules and take other necessary actions to implement Section  
27 214.212, Local Government Code, as amended by this Act.

1           SECTION 4. This Act takes effect January 1, 2020, except  
2 that Section 3(b) and this section take effect September 1, 2019.