

1-1 By: Paul (Senate Sponsor - Buckingham) H.B. No. 3810  
 1-2 (In the Senate - Received from the House May 13, 2019;  
 1-3 May 13, 2019, read first time and referred to Committee on Business  
 1-4 & Commerce; May 20, 2019, reported favorably by the following vote:  
 1-5 Yeas 8, Nays 1; May 20, 2019, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9		X		
1-10	X			
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			
1-16	X			

1-17 A BILL TO BE ENTITLED  
 1-18 AN ACT

1-19 relating to the residential building codes of municipalities.  
 1-20 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:  
 1-21 SECTION 1. Section 214.212, Local Government Code, is  
 1-22 amended by amending Subsections (a), (c), and (d) and adding  
 1-23 Subsections (e) and (f) to read as follows:  
 1-24 (a) To protect the public health, safety, and welfare, the  
 1-25 International Residential Code, as it existed on May 1, 2012  
 1-26 [~~2001~~], is adopted as a municipal residential building code in this  
 1-27 state.  
 1-28 (c) Subject to Subsection (e), a [A] municipality may  
 1-29 establish procedures:  
 1-30 (1) to adopt local amendments to the International  
 1-31 Residential Code that may add, modify, or remove requirements set  
 1-32 by the code; and  
 1-33 (2) for the administration and enforcement of the  
 1-34 International Residential Code.  
 1-35 (d) A municipality may review and consider amendments made  
 1-36 by the International Code Council to the International Residential  
 1-37 Code after May 1, 2012 [~~2001~~].  
 1-38 (e) A municipality may not adopt a local amendment under  
 1-39 Subsection (c) unless the municipality:  
 1-40 (1) holds a public hearing on the local amendment  
 1-41 before adopting the local amendment; and  
 1-42 (2) adopts the local amendment by ordinance.  
 1-43 (f) This section does not affect provisions regarding the  
 1-44 installation of a fire sprinkler protection system under Section  
 1-45 1301.551(i), Occupations Code, or Section 775.045(a)(1), Health  
 1-46 and Safety Code.  
 1-47 SECTION 2. Section 214.217(e), Local Government Code, is  
 1-48 amended to read as follows:  
 1-49 (e) On the written request from five or more persons or if  
 1-50 required by Section 214.212(e), the governing body of the  
 1-51 municipality shall hold a public hearing open to public comment on  
 1-52 the proposed adoption of or amendment to a national model code under  
 1-53 this section. The hearing must be held on or before the 14th day  
 1-54 before the date the governing body adopts the ordinance that adopts  
 1-55 or amends a national model code under this section.  
 1-56 SECTION 3. (a) Section 214.212, Local Government Code, as  
 1-57 amended by this Act, applies only to residential construction,  
 1-58 remodeling, alteration, or repair that begins under an agreement  
 1-59 made on or after January 1, 2020, or that begins, in the absence of  
 1-60 an agreement, on or after that date. Residential construction,  
 1-61 remodeling, alteration, or repair that begins under an agreement

2-1 made before January 1, 2020, or that begins, in the absence of an  
2-2 agreement, before that date is governed by the law in effect when  
2-3 the agreement was made or the activity began, as appropriate, and  
2-4 that law is continued in effect for that purpose.

2-5 (b) Municipalities shall, before January 1, 2020, establish  
2-6 rules and take other necessary actions to implement Section  
2-7 [214.212](#), Local Government Code, as amended by this Act.

2-8 SECTION 4. This Act takes effect January 1, 2020, except  
2-9 that Section 3(b) and this section take effect September 1, 2019.

2-10

\* \* \* \* \*