

GCIRC Inspections

As of January 4, 2010, all residential construction in Galveston County in areas not subject to a city or municipal inspection is now subject to a Galveston County IRC (GCIRC) inspection. This applies to rural areas that don't currently have city inspectors of their own like Crystal Beach, Port Bolivar, High Island, Gilchrist, Freddysville, etc. This is for residential new construction and additions, or any alteration totaling \$10,000.00 or more. We will provide a foundation plan when one is not provided at an additional cost. If a foundation plan is provided, it must meet minimum IRC 2006 design criteria unless that area has adopted a more stringent code. We must know up front if you want the inspections so we can be sure to schedule you an inspection during piling installation and rebar.

1. We design piling and stringer layout, which is already included in eng. for a new house.

Change: Now we will also provide a foundation plan with rebar specifications. (If you provide a foundation plan we will size the rebar, if it's not already sized and review for acceptability.)

2. We do all windstorm inspections and certify.

Change: We must now provide additional inspections of the foundation and/or piling.

- o 1 additional inspection of any house on slab to see the rebar pre-pour.
- o 2 Additional inspections for any house on piling. One as piling are going in to verify size and driven depth. And another to inspect the rebar pre-pour and bolt & blocking.

Note: We are required to document and photograph the foundation going in. It should be in compliance with the drawings and code. The inspection should verify proper placement, support, sizing and spacing of graded rebar as well as ensure proper beam depth, width and placement. Vapor/moisture barrier installation should be inspected for thickness and lack of damage.

3. We currently inspect foundation, framing, siding, and all exterior components for windstorm.

Change: We will now need to be notified when framing is complete (before cover-up) so we can perform the 2nd inspection and after the entire home is complete, including mechanical components, for the final inspections.

Note: You can contact our inspector directly to notify them of your ETA on inspection readiness.

Foundation and Framing (1st & 2nd Insp.)- 409-750-2511 Tommy Sanford

Final (3rd Insp.)- 409-740-0088 Ted Shook

4. Our current Windstorm package includes eng., specs, v-zone letters, piling layout, and windstorm inspection and certification.

Change: There is additional charge to our base cost for all houses being constructed in the GCIRC areas.

- o \$650.00 for House on slab
- o \$750.00 for House on piling

Note: This is for the additional inspections; the foundation plans are included with the piling and stringer layout.

If anyone has any questions about GCIRC and the process or why so on and so forth, they can visit the website.

www.co.galveston.tx.us/engineers/documents/building_code_rules-10-23-09.pdf

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

WHEREAS, on the 21st day of October 2009, at a regular meeting of the Commissioner's Court, sitting as the governing body of Galveston County, Texas the following proceedings transpired:

RECITALS:

1. **WHEREAS**, House Bill 2833 of the regular session of the 81st Texas Legislature, amended Chapter 233 of the Texas Local Government Code Standards Applicable to Unincorporated Areas of Certain Counties", said subchapter to be effective September 1, 2009 and consisting of Texas Local Gov't Code Sections 233.151 through 233.157, hereinafter sometimes referred to as the "Act." A copy of the Act is attached hereto as Appendix A, for reference.
2. **WHEREAS**, the new Local Government Code §233.152 states that the subchapter applies only to a county that has adopted a resolution or order requiring application of the provisions of the subchapter and that is either located within 50 miles of an international border or has a population of more than 100.
3. **WHEREAS**, the Commissioner's Court, as the governing body of Galveston County, a county with a population of more than 100, desires to adopt an order requiring application of the provisions of the subchapter of Galveston County.
4. **WHEREAS**, the new Local Government Code §§ 233.154(b) and (c) provide that, if required by a county, a builder shall provide certain notices to a County before commencing new residential construction and after the date of each inspection required by the statute, and the Commissioners Court desires to require such notices and to provide for the form of such notices and the county department to receive such notices as authorized by the Act.
5. **WHEREAS**, as builders are presently required to submit a Development Permit Application to the County Engineer under the separate Regulations of Galveston County for Flood Plain Management, the Court desires to provide that pre-construction notification to the County under the Act of the location of the new residential construction, the approximate date of commencement of such construction, and the code that will be applied be made in appropriate spaces on the Development Permit Application.
6. **WHEREAS**, as builders were previously required to provide notices to the Texas Residential Construction Commission (TRCC) through an on-line system, and after sunset of the TRCC, notices of similar information are required in counties requiring application of the provisions of the Act, Commissioners Court would like to adopt a system for notification to closely replicate the TRCC process.

ORDER

THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF GALVESTON COUNTY, TEXAS THAT APPLICATION FOR THE PROVISIONS OF SUBCHAPTER F OF CHAPTER 233 OF THE TEXAS LOCAL GOVERNMENT CODE, CAPTIONED "RESIDENTIAL BUILDING CODE STANDARDS APPLICABLE TO UNINCORPORATED AREAS OF CERTAIN COUNTIES", ARE HEREBY APPLICABLE TO GALVESTON COUNTY.

Section 1. The provisions of Subchapter F of Chapter 233 of the Texas Local Government Code, as enacted by the 81st Texas Legislature and as it may be amended in the future, shall apply to Galveston County.

Section 2. The County Engineer shall revise the form for Development Permit Application under the Regulations of Galveston County for Flood Plain Management to include spaces in which a builder required to provide notice of new construction under the Act may notify the County of (1) the location of the new residential construction, (2) the approximate date by which the new residential construction will be commenced, and (3) the version of the International Residential Code that will be used to construct the new residential construction before commencing construction.

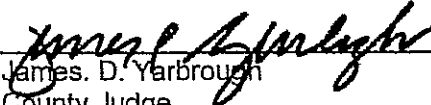
Section 3. Before beginning construction subject to the Act in the unincorporated portion of Galveston County, the builder shall give notification to the County of (1) the location of the new residential construction, (2) the approximate date by which the new residential construction will be commenced and (3) the version of the International Residential Code that will be used to construct the new residential construction by filling in such information on the Development Permit Application under the Regulations of Galveston County for Flood Plain Management as prescribed by the County Engineer and delivering the Application of the County Engineer in the manner prescribed for delivery of such Application in the Regulations of Galveston County for Flood Plain Management.

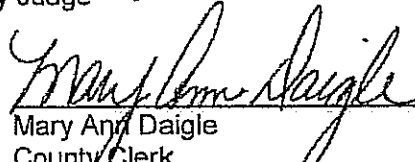
Section 4. The County Engineer shall have the option of using an on-line or conventional system under which a builder subject to the Act may give notice after each inspection. If an online system is used it shall allow builders to obtain a username and password, and by using the Permit Number given in association with the submission of the Development Permit Application, to connect to the proper web page or pages and provide the date of each inspection required under the Act and indicate whether or not the inspection showed compliance with the building code standards applicable to each inspection.

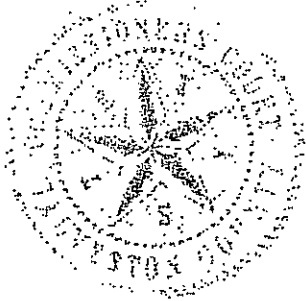
Section 5. On or before the 10th day after the date of the each inspection in regard to each new residential construction subject to the ACT in the unincorporated portion of Galveston County, the builder shall be responsible for providing notice of the date of each inspection required under the Act and to indicate whether or not the inspection showed compliance with the building code standards applicable to each inspection using the conventional or on-line system developed by the County Engineer.

Section 6. This Order shall be effective January 4, 2010.

APPROVED:


James D. Yarbrough
County Judge

Attest: 
Mary Ann Daigle
County Clerk



AN ACT

relating to certain building code standards applicable to the unincorporated areas of certain counties; providing a penalty.

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

SECTION 1. Chapter 233, Local Government Code, is amended by adding Subchapter F to read as follows:

SUBCHAPTER F. RESIDENTIAL BUILDING CODE STANDARDS
APPLICABLE TO UNINCORPORATED AREAS OF CERTAIN COUNTIES

Sec. 233.151. DEFINITIONS. (a) In this subchapter, "new residential construction" includes:

(1) residential construction of a single-family house or duplex on a vacant lot; and

(2) 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.

(b) The term does not include a structure that is constructed in accordance with Chapter 1201, Occupations Code, or a modular home constructed in accordance with Chapter 1202, Occupations Code.

Sec. 233.152. APPLICABILITY. This subchapter applies only to a county that has adopted a resolution or order requiring the application of the provisions of this subchapter and that:

(1) is located within 50 miles of an international border; or

(2) has a population of more than 100.

Sec. 233.153. BUILDING CODE STANDARDS APPLICABLE. (a) New residential construction of a single-family house or duplex in the unincorporated area of a county to which this subchapter applies shall conform to 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 that county.

(b) Standards required under this subchapter apply only to new residential construction that begins after September 1, 2009.

(c) If a municipality located within a county to which this subchapter applies has adopted a building code in the municipality's extraterritorial jurisdiction, the building code adopted by the municipality controls and building code standards under this subchapter have no effect in the municipality's extraterritorial jurisdiction.

(d) This subchapter may not be construed to:

(1) require prior approval by the county before the beginning of new residential construction;

(2) authorize the commissioners court of a county to adopt or enforce zoning regulations; or

(3) affect the application of the provisions of Subchapter B, Chapter 232, to land development.

(e) In the event of a conflict between this subchapter and Subchapter B, Chapter 232, the provisions of Subchapter B, Chapter 232, control.

(f) A county may not charge a fee to a person subject to standards under this subchapter to defray the costs of enforcing the standards.

Sec. 233.154. INSPECTION AND NOTICE REQUIREMENTS. (a) A person who builds new residential construction described by Section 233.153

shall have the construction inspected to ensure building code compliance in accordance with this section as follows:

(1) for new residential construction on a vacant lot, a minimum of three inspections must be performed during the construction project to ensure code compliance, as applicable, at the following stages of construction:

(A) the foundation stage, before the placement of concrete;

(B) the framing and mechanical systems stage, before covering with drywall or other interior wall covering; and

(C) on completion of construction of the residence;

(2) for new residential construction of an addition to an existing residence as described by Section 233.151(a)(2), the inspections under Subdivision (1) must be performed as necessary based on the scope of work of the construction project; and

(3) for new residential construction on a vacant lot and for construction of an addition to an existing residence, the builder:

(A) is responsible for contracting to perform the inspections required by this subsection with:

(i) a licensed engineer;

(ii) a registered architect;

(iii) a professional inspector licensed by the Texas

Real Estate Commission;

(iv) a plumbing inspector employed by a municipality and licensed by the Texas State Board of Plumbing Examiners;

(v) a building inspector employed by a political subdivision; or

(vi) an individual certified as a residential combination inspector by the International Code Council; and

(B) may use the same inspector for all the required inspections or a different inspector for each required inspection.

(b) If required by a county to which this subchapter applies, before commencing new residential construction, the builder shall provide notice to the county on a form prescribed by the county of:

(1) the location of the new residential construction;

(2) the approximate date by which the new residential construction will be commenced; and

(3) the version of the International Residential Code that will be used to construct the new residential construction before commencing construction.

(c) If required by the county, not later than the 10th day after the date of the final inspection under this section, the builder shall submit notice of the inspection stating whether or not the inspection showed compliance with the building code standards applicable to that phase of construction in a form required by the county to:

(1) the county employee, department, or agency designated by the commissioners court of the county to receive the information; and

(2) the person for whom the new residential construction is being built, if different from the builder.

Sec. 233.155. ENFORCEMENT OF STANDARDS. If proper notice is not submitted in accordance with Sections 233.154(b) and (c), the county may take any or all of the following actions:

(1) refer the inspector to the appropriate regulatory authority for discipline;

(2) in a suit brought by the appropriate attorney representing the county in the district court, obtain appropriate injunctive relief to prevent a

violation or threatened violation of a standard or notice required under this subchapter from continuing or occurring;

(3) refer the builder for prosecution under Section 233.157.

Sec. 233.156. EXISTING AUTHORITY UNAFFECTED. The authority granted by this subchapter does not affect the authority of a commissioners court to adopt an order under other law.

Sec. 233.157. PENALTY. (a) A person commits an offense if the person fails to provide proper notice in accordance with Sections 233.154(b) and (c).

(b) An offense under this section is a Class C misdemeanor.

(c) An individual who fails to provide proper notice in accordance with Sections 233.154(b) and (c) is not subject to a penalty under this subsection if:

(1) the new residential construction is built by the individual or the individual acts as the individual's own contractor; and

(2) the individual intends to use the residence as the individual's primary residence.

SECTION 2. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2009.