



Circle D Civic Association

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New Home Application - Improvement Application (if applicable) Part II: Inspection Requirements

Required Inspections

Inspections required in accordance with HB 2833 include three separate inspection requirements. The required inspections include structural, energy, electrical, plumbing and mechanical. The inspections include the following: (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.

In accordance with HB 2833 the builder is also responsible for contracting to perform other required inspections by contracting with one, or more, of the following to perform the inspections as required in HB 2833: (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 State 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.

The Bastrop County Commissioners Court passed a resolution on September 14, 2009 adopting provisions of HB 2833. This action restored residential building code requirements for certain structures that are built in the unincorporated areas of Bastrop County.

In accordance to HB 2833; Residential construction, in the unincorporated areas of Bastrop County, shall substantially conform to either the version of the International Residential Code published as of May 1, 2008 (which is the 2006 International Residential Code) or the version of the International Residential Code that is applicable in the county seat (City of Bastrop). HB 2833 requires that the decision of which code to use is the builder's choice.

These building code requirements apply in the unincorporated areas of Bastrop County for the construction of a new single-family house or duplex or the 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%).

There are three required inspections. The required inspections 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, the inspection requirements shall be performed as necessary based on the scope of work of the construction project.

In accordance with the provisions of HB 2833, as adopted by Bastrop County, the County is not involved in the inspection process for the residential structure. 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 State 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.

It is the builder's responsibility to (1) comply with these requirements, (2) have the required inspections performed, and (3) maintain copies of the inspection reports. There is no requirement to provide copies of reports to Bastrop County.

I understand that a technical code review has not been performed by the Circle D Architectural Control Committee. I also understand that there will be no technical code inspections performed by the Circle D Architectural Control Committee.

Use of an existing On-Site Sewage Facility (OSSF)

Are you planning on reusing the existing OSSF? If so, provide the following information as part of the *New Home Application*:

1. The existing On-Site Sewage Facility (OSSF) shall be tested, and the use and operation of the system shall be verified by a person licensed in accordance with Title 30, TAC Chapter 285.
2. If there is an existing OSSF system on site that does not meet the minimum requirements of "Title 30, TAC Chapter 285.3(f) Exceptions" it shall be abandoned in accordance with Title 30, Chapter 285, and a new system shall be permitted and installed to meet the minimum needs of the proposed use.
3. The report shall be included as part of the *New Home Application*.

Use of an existing Concrete Foundation (slab)

Are you planning on utilizing an existing concrete foundation (slab) as part of the proposed construction? If so, please provide the following?

1. Please submit an engineer's report that includes the improvements to the existing foundation as conditions for the reuse of the existing foundation.
2. Please submit any engineering plans that include any alterations or improvements required by the engineer as conditions for the reuse of the existing foundation.
3. The report shall be included as part of the *New Home Application*.

By signing this document, I acknowledge I have read and understand my responsibility as the builder/owner for the information included in this document. Furthermore, I will comply with all requirements included in this document during the construction of the New Home or applicable Improvement Application.

Construction Site:

Property Legal Description: Section _____ Lot # _____ Acreage/Size _____

Property 911 Address: _____

Contractor/Owner Signature: _____ Date: _____

Owner Name (printed) _____ Phone _____

Address _____ Email _____

Builder Name (printed) _____ Phone _____

Address _____ Email _____