



NOTICE OF RESIDENTIAL CONSTRUCTION



DEVELOPMENT DIVISION

Department of Unincorporated Area Services
900 Jackson Street, 3rd Floor, Suite 380, Dallas, Texas 75202
Main: 214.653.6565 Fax: 214.653.6752

Development@dallascounty.org

BUILDER / CONTRACTOR INFORMATION

NAME: _____

BUS. ADDRESS: _____ M. ADDRESS: _____

PHONE NUMBER: _____ REGISTRATION: _____

EMAIL ADDRESS: _____ FAX NUMBER: _____

CODE USED IN RESIDENTIAL CONSTRUCTION IN DALLAS COUNTY <i>International Residential Code (Adopted May 2010)</i>		
LOCATED IN FLOODPLAIN:	<input type="checkbox"/> Yes <input type="checkbox"/> No	
ETJ:	<input type="checkbox"/> Yes <input type="checkbox"/> No	
INSPECTION TO BE COMPLETED BY:	<input type="checkbox"/> Dallas County <input type="checkbox"/> Third Party: _____	
TYPE OF CONSTRUCTION:	<input type="checkbox"/> Already under construction <input type="checkbox"/> New Residential Construction on Vacant Lot <input type="checkbox"/> Addition to an existing Residential Unit (New build or 50% increase in sq. ft. or value)	
SEPTIC AND WATER INFORMATION		
<input type="checkbox"/> Public Water & Sewer System	<input type="checkbox"/> Private Water & Sewer System	
<input type="checkbox"/> Water Well	<input type="checkbox"/> New Septic System	
<input type="checkbox"/> Existing Septic System(License # & Year Installed): _____		
DRIVEWAY INFORMATION		
<input type="checkbox"/> Existing Driveway	<input type="checkbox"/> New Driveway	<input type="checkbox"/> Sidewalk
<input type="checkbox"/> Paving over Culvert	<input type="checkbox"/> Curb Curt	<input type="checkbox"/> Other _____
Width of Driveway:	# of Approaches:	Nearest Cross Street:
Driveway Direction from Cross Street: <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West		
Project Size (Sq Ft):	Project Value (\$):	

Construction Date: _____
Location Address: _____

Lot and Block #: _____
Subdivision: _____
Survey: _____
Tract: _____



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BUILDER/CONTRACTOR SIGNATURE

DATE

If using a third party inspector, please contact and submit inspection reports to Dallas County Residential Inspector Dave Mackey @ 972-589-8697.

INSPECTION AND NOTICE REQUIREMENTS

TEXAS LOCAL GOV'T CODE

Subchapter F

Sec. 233.154. (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](#).



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Added by Acts 2009, 81st Leg., R.S., Ch. 1318 (H.B. [2833](#)), Sec. 1, eff. September 1, 2009.

