



Legislation Text

File #: DIS 19-087, **Version:** 1

Discussion of issues relating to building standards after passage of House Bill 2439.

Summary:

In Texas' 2019 legislative session, the State Legislature approved House Bill 2439. It was signed into law by Governor Abbott on June 14, 2019, and it becomes effective September 1, 2019. This new law prohibits a local government from banning the use of a building material, product, or method that is otherwise approved in a national model code. It further prohibits a municipality from adopting standards that are more stringent than the requirements a national model code. This will mean significant changes for Deer Park. The City's national model code is the 2012 International Building Code. We have a City ordinance which requires commercial buildings to be constructed with decorative building materials on any side facing a street or thoroughfare. We use this to improve the façade of metal buildings, for example. Similarly, with residential accessory structures over 200 square feet in size, we require wood frame construction and the roof of the accessory structure must match the roof of the residence in like material. With the passage of HB 2439, no longer will either of these be enforceable. Chief Building Official Larry Brotherton will explain this matter in greater detail on Tuesday night.

Fiscal/Budgetary Impact:

To be determined.

Discussion only in Workshop.