



TEXAS DEPARTMENT OF LICENSING AND REGULATION

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Industrialized Housing and Buildings

Technical Bulletin

IHB TB 17-01 – Mandatory Building Codes Applicable to Site Construction during the Installation of Industrialized Housing and Buildings

Applicable Code: IHB Rule Section 70.102, Use and Construction of Codes

Issued: April 18, 2017

Rule 70.102 requires the installation of all industrialized housing and buildings to comply with the mandatory building codes in effect at the time of installation. This means that the construction involved in the installation of a house or building on or after 8/1/2017 must comply with the 2015 International Codes and the 2014 National Electrical Code (NEC). The grading of the site, the foundation, site-installed plumbing, site installed electrical work, site-installed additions (decks, garages, and car ports, etc.) and other similar construction that occurs during installation would have to comply with the 2015 International Codes and the 2014 NEC.

To illustrate this process, suppose a house is constructed to the 2009 codes, labeled in June 2017, but construction for the installation of the house does not begin until late August 2017. The site construction needed to install the house must comply with the 2015 International Codes and the 2014 NEC. However, the house itself does not need to be brought into compliance with the newer code editions. Examples of how this would work include, but are not limited to, the following:

- The foundation and grading and the enclosure of the crawl space would be required to comply with the 2015 International Residential Code (IRC).
- Site constructed plumbing would have to comply with the 2015 IRC.
- Connections between the sections of the house would comply with the DRA approved plans that were approved to the 2009 International Codes because those connections are part of the construction of the house.
- Completion of the siding of the house would comply with the DRA approved plans that were approved to the 2009 International Codes because this is part of the construction of the house.
- Completion of the roofing on the house would comply with the DRA approved plans that were approved to the 2009 International Codes because this is part of the construction of the house.
- Site constructed decks, stairs, and guardrails would comply with the 2015 International Codes.
- A blower door test would have to be conducted as required by the 2015 International Energy Conservation Code (IECC); however, 7 air changes per hour (2009 IECC), instead of 3 or 5 air changes per hour (2015 IECC), would be considered passing in accordance with the 2009 IECC as that was the code used to construct the house.

NOTE THAT A FINAL INSPECTION CANNOT BE PASSED WITHOUT A DUCT TEST REPORT AND A BLOWER DOOR TEST REPORT DEMONSTRATING COMPLIANCE WITH THE APPLICABLE CODE (SEE TECHNICAL BULLETIN #S IHB TB 12-01 AND IHB TB 12-02 FOR MORE INFORMATION).