



Texas Department of Licensing and Regulation

Regulatory Program Management/Industrialized Housing and Buildings
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Responsibilities of the Industrialized Builder for Site Construction and Inspections

Bulletin #10-001

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The **Building Site Inspection Program** outlines the responsibilities of the industrialized builder for the installation of industrialized housing and buildings (IHB) – please review and download a copy of these procedures from the IHB website at <http://www.tdlr.texas.gov/ihb/bldgsite.htm>.

Industrialized Builders are required to provide to the purchaser of an industrialized house a copy of the final on-site inspection report and a notice that TDLR may not open or investigate a consumer complaint, or perform an inspection related to industrialized housing, more than 2 years after a successful final on-site inspection of the installation of the house. For more information see IHB rule section 70.78 (<http://www.tdlr.texas.gov/ihb/ihbrules.htm#7078>).

You may develop your own consumer notice form or use the form developed by TDLR, which can be found on our website at <http://www.tdlr.texas.gov/ihb/pdf/IHB600.pdf>.

THE INDUSTRIALIZED BUILDER IS RESPONSIBLE FOR THE FOLLOWING:

1. All construction required for the installation of the house or building, including the foundation, unless the building owner has obtained an installation permit from TDLR.
2. Having a Texas licensed engineer design a *site specific* foundation for the house or building that will be installed.
3. Making sure that all construction, including construction completed by subcontractors, complies with the mandatory building codes, the engineered foundation drawings, the approved installation specifications and drawings, and any engineered unique on-site construction detail drawings. Plumbers, Air Conditioning Contractors, and Electricians shall be licensed as required by Texas law.
4. Making sure that all code required tests have been completed and verified by the inspector. *City inspectors and council approved inspectors are not responsible for performing the tests – they only verify that testing is completed.* As a minimum, the following tests are required.
 - Testing of the site constructed portion of the plumbing supply, drain/waste/vent piping, and gas piping
 - Duct tightness testing for all housing covered by the International Residential Code (IRC) and R2, R3, and R4 occupancies covered by the International Building Code (IBC) – See Technical Bulletin TB 12-01 (<http://www.tdlr.texas.gov/ihb/pdf/TB1201.pdf>) for more information – **TEST IS MANDATORY**
 - Blower door test for all housing covered by the IRC and R2, R3, and R4 occupancies covered by the IBC – See Technical Bulletin TB 12-02 (<http://www.tdlr.texas.gov/ihb/pdf/TB1202.pdf>) for more information – **TEST IS MANDATORY (effective August 1, 2017. See <https://www.tdlr.texas.gov/ihb/ihb.htm#newcodes> for more information)**
5. **Inside the jurisdiction of a city:** Obtaining a permit, submitting all construction documents for plan review and approval to the city, and scheduling required inspections in accordance with the city's requirements.
6. **Outside the jurisdiction of a city or inside a city with no building inspection department:** Hiring and scheduling a Council approved inspector to inspect the installation of the house or building. A list of third party inspectors, third party site inspectors, and engineers and architects who can perform the inspections can be found at <http://www.tdlr.texas.gov/ihb/ihblists.htm> - do not use HUD or FHA inspectors for these inspections. Inspections shall be scheduled to make sure that construction completed on site is inspected. As a minimum the inspector must see the following:
 - Foundation – After the forms are constructed, steel reinforcement is installed, but before the concrete is poured;
 - Set Inspection – When the modules or modular components are connected and fastened to the foundation. The inspector must be provided a copy of the concrete trip ticket for the foundation pour at this time;
 - Final inspection – When utility services are connected and tests are performed; and
 - Re-inspection – As required to oversee construction to correct code violations or inspect construction that was incomplete at previous inspections
7. Maintaining, and providing upon request, complete records of the construction and inspection of the installation including, at a minimum, the following:
 - All construction documents;
 - Inspection reports or record of inspection;
 - Copies of all permits and copies of all test reports;
 - Evidence of licensed subcontractors (such as copies of invoices from subcontractors);
 - Concrete trip tickets; and
 - Evidence that the owner was provided with information required by rule §70.75(c) (<http://www.tdlr.texas.gov/ihb/ihbrules.htm#7075>)