

STATE OF TEXAS

§

RESOLUTION # 2026-03

COUNTY OF STARR

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**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LA GRULLA,
STARR COUNTY, TEXAS, ENTITLED “BUILDING CODE”
OF THE CITY OF LA GRULLA”.**

WHEREAS, the City Council of the City of La Grulla, Starr County, Texas, desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS certain conditions exist which represent a threat to public health and safety; and

WHEREAS it is necessary and in the best interests of the City of La Grulla to adopt Building Code ordinances to promote future community and business development;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LA GRULLA, STARR COUNTY, TEXAS:

1. That the Ordinance No. 2026-03 entitled “Building Code” is hereby adopted, incorporating all attachments and amendments thereto.

Passed and approved this __ day of _____, 2025.

Macario Villarreal III, Mayor
City of La Grulla, Starr County, Texas

ATTEST:

Roberto A. Salinas, City Administrator
City of La Grulla, Starr County, Texas

ADOPTION CERTIFICATION.

I hereby certify that this is a true and correct copy of the Building Code as adopted by the City Council of the City of La Grulla, Texas, on this ____ day of _____, 2026.

Signed:

Macario Villarreal III, Mayor

Attest:

Roberto A. Salinas, City Administrator

Certified as to form and content:

Saul Maldonado, PE
SAM Engineering Services
Date:_____

Ricardo Gonzalez, Attorney
Oxford and Gonzalez, LLC
Date:_____

TITLE 9

BUILDING REGULATIONS

CHAPTER 1

BUILDING CODES

1 SECTION:

9-1-1 : Codes Adopted by Reference

9-1-1-1: Building Code. Adopted Date _____

9-1-1-2 : Residential Code Adopted Date _____

9-1-1-3 : Fire Code Adopted Date _____

9-1-1-4 : Mechanical Code Adopted Date _____

9-1-1-5 : Plumbing Code Adopted

Date _____

9-1-1-6 9-1-1-6: Fuel Gas Code Adopted

Date_____

9-1-1-7: Energy Conservation Code Adopted Date_____

9-1-1-8: Electrical Code

9-1-1-9: Property Maintenance Adopted Date_____

9-1-2: Enforcing Officers

9-1-3 : Building Code Permit Fees

9-1-4 : City Services/Building Permits Notes

1. See subsection 4-5-2H of this code for noise control regulations.

9-1-1 : CODES ADOPTED BY REFERENCE:

In order to establish uniform rules, regulations, and provisions for the placement, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and structures, the City of La Grulla hereby adopts the following codes listed below.

A copy of the referenced codes shall be filed with the city. (Ord. #_____, Dated_____)

A. The City Council of La Grulla requires and expects this ordinance to be applied equally and fairly to all buildings and structures to which this ordinance applies.

B. The City Council understands that these codes cannot address every single issue that may arise during the construction process. The City Council, therefore, requires and expects that the Building Official and his designees use logic and reason in the interpretation and application of the codes to these situations. A strong consideration must be given to what is in the best interest of the City of La Grulla, its citizens, and the visitors we may have.

C. The Building Official is responsible for developing and implementing specific policies and guidelines for the enforcement of these codes. All policies and guidelines shall be printed in document format and readily available to the general public.

9-1-1-1: BUILDING CODE:

A. The International Building Code 2021 edition is hereby adopted for the purposes expressed in said Code, with consideration given to any amendments specified in Paragraph B below.

B. Amendments: The City Council may amend the building code with the provision

that two (2) public hearings are conducted by the City Council prior to the adoption of an amendment. The amendment will be incorporated herein by reference.

9-1-1-2 : RESIDENTIAL CODE:

A. The International Residential Code 2018 edition is hereby adopted for the purposes expressed in said Code, with consideration given to any amendments specified in Paragraph B below.

B. Section AE503.1 'Skirting and permanent perimeter enclosures'; the City of La Grulla hereby requires that professional-type skirting be equipped onto mobile homes, and other similar modular structures, whereby at least one utility access panel will be provided for. Such skirting effect shall also be required for any (wood frame) single-family dwelling that will be placed on the property using a pad/pier stabilization method or any other similar type of elevated effect as the pad/pier method. The owner, tenant, occupant, or assignee shall also be responsible for the perpetual maintenance of such skirting that would include replacement of skirting panels, as incidentally needed. This skirting requirement shall remain through the use of subsequent updated editions of the 2018 International Residential Code.

Section R101.1. City of La Grulla

Table R301.2(1). Refer to the table for information

Section P2603.5.1. Insert: twelve (12") inches, twelve (12") inches (Ord. #____, Dated_____)

9-1-1-3 : FIRE CODE:

A. The International Fire Code 2018 edition is hereby adopted for the purposes expressed in said Code with consideration given to any amendments specified in Paragraph B below.

B. Amendments: The following sections are hereby

revised: Section 101.1. Insert: city of La Grulla

Section 110.4. Insert: Class C misdemeanor, \$2,000.00, as allowed by state statute.

Section 112.4. Insert: \$500.00, \$2,000.00 (Ord. #_, Dated_____)

9-1-1-4 : MECHANICAL CODE:

A. The International Mechanical Code 2021 edition is hereby adopted for the purposes expressed in said Code, with consideration given to any amendments

9-1-1-5 : PLUMBING CODE:

A. The International Plumbing Code 2021 edition is hereby adopted for the purposes expressed in said Code with consideration given to any amendments

specified in Paragraph B below.

B. Amendments: The City Council may amend this code at any time with the provision that two (2) public hearings be conducted prior to the amendment adopted and said amendment be consistent with the International Plumbing Code 2021 edition. (Ord. #____, Dated____)

9-1-1-6 : FUEL GAS CODE:

A. The International Fuel Gas Code 2018 edition is hereby adopted for the purposes expressed in said Code with consideration given to any amendments specified in Paragraph B below.

B. Amendments: The City Council may amend this code at any time with the provision that two (2) public hearings be conducted prior to the amendment adopted and said amendment be consistent with the International Fuel Gas Code 2018 edition. (Ord. #____, Dated____)

9-1-1-7 : ENERGY CONSERVATION CODE:

A. The International Energy Conservation Code 2021 edition is hereby adopted for the purposes expressed in said Code with consideration given to any amendments specified in Paragraph B below.

B. Amendments: The City Council may amend this code at any time with the provision that two (2) public hearings be conducted prior to the amendment adopted and said amendment be consistent with the International Energy Conservation Code 2021 edition. (Ord. #____, Dated____)

9-1-1-8 : ELECTRICAL CODE:

A. Adoption: The 2020 edition of the National Electrical Code is hereby adopted by reference. (Ord. #____, Dated____)

9-1-1-9 : PROPERTY MAINTENANCE CODE:

A. The International Property Maintenance Code 2018 edition is hereby adopted for the purposes expressed in said Code with consideration given to any amendments specified in Paragraph B below.

B. Amendments: The City Council may amend this code at any time with the provision that two (2) public hearings be conducted prior to the amendment adopted and said amendment be consistent with the International Property Maintenance Code 2018 edition. (Ord. #____, Dated____)

9-1-2 : ENFORCING OFFICERS:

Within said codes, when reference is made to the duties of certain officials named therein, that designated official of the city who has duties corresponding to those of the named official in the code shall be deemed the responsible official insofar as enforcing the provisions of the code are concerned. (Ord. #____, Dated____)

9-1-3 : BUILDING CODE PERMIT FEES:

A. Building Fees: Formula for new residential construction is: Total valuation times rate per one thousand dollars (\$1,000.00), plus inspection fee.

1. Building Permit Fees for Residential construction (new) -

Single Family Residential Permits & Duplex - Fourplex Residential Permits shall be calculated as follows:

- a. Total Square Feet X \$0.32 +
- b. Inspection fee + Curb Cut + Res-Check = Total Permit Fee

2. Building Permit Fees for Residential Additions -

Single Family Residential & Duplex - Fourplex Residential Addition Permits shall be calculated as follows:

- a. Total Square Feet X \$0.32 +
- b. Inspection fee = Total Permit Fee

3. Building Permit Fees for Residential Remodeling -

Single Family Residential & Duplex - Fourplex Remodeling Permits shall be calculated as follows:

- a. Total Square Feet X \$0.10 +
- b. \$30 Permit Fee + Inspection Fee = Total Permit Fee.

4. Building Permit Fees for Non-Residential & Multi-Family Apartments (<5 Apartments) shall be calculated as follows:

Valuation Cost/Sq. Ft. :	Commercial Office/Retail	\$90.00/Sq. Ft.
	Warehouses & Open Canopies	\$60.00/Sq. Ft.
	Multi-Family (Living)	\$70.00/Sq. Ft.

TOTAL VALUATION	FEE CALCULATION
\$999.00 and less	No fee, unless inspection is required, in which case a \$15.00 fee for each inspection shall be charged, including re-inspections.
\$1,000 to \$50,000.00	\$15.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000.00
\$50,000.01 to \$100,000.00	\$260.00 for the first \$50,000.00 plus \$4.00 for each additional thousand or fraction thereof to and including \$100,000.00
\$100,000.01 to \$500,000.00	\$460.00 for the first \$100,000.00 plus \$3.00 for each additional thousand or fraction thereof and including

	\$500,000.00
\$500,000.01 and up	\$1,660.00 for the first \$500,000.00 plus \$2.00 for each additional thousand or fraction thereof
Plan Review Fee (nonresidential)	25% of the calculated permit fee

5. Miscellaneous Fees:

Storage Room Permit Fee - \$55.00

Sign Permit Fee - \$45.00 or based on the Value of the sign, whichever is greater.

Pool (Residential Use) Permit Fee - \$75.00

Fence Permit Fee - \$55.00

Solar Panels - \$150.00

Telecommunication Upgrades - \$150.00

Miscellaneous Residential Remodeling (Windows, Siding, Re-Roofs, and the like) – \$55.00

B. Moving Permit:

1. The fee for a moving permit shall be one hundred dollars (\$100.00), plus a twenty-five dollar (\$25.00) facility inspection fee provided, however, for any structural inspection which shall be required before a building or structure is moved into the city of La Grulla from a location outside the corporate limits, a permit fee of fifty dollars (\$50.00 + \$0.50/mile outside city limits) shall be charged for such inspection.

2. For new or used wood frame homes and mobile homes.

a. A building code compliance report must be submitted to the Inspections Division prior to moving into a new house. The inspections for the house must have been made by the jurisdiction having authority over where the house was built or by a certified building inspector.

b. The house must comply with the City's adopted International Residential Code and must have a minimum of 800 square feet of living area.

c. A facility inspection shall be paid for by the seller or buyer before the moving permit in order for the inspector to conduct a visual inspection of the house to ensure compliance with the City's minimum building codes prior to it being moved.

d. After approval of the home, the house mover, seller, or buyer must submit a site plan showing the proposed house setbacks, carport or garage, and the location of the driveway.

e. Either the house mover, the seller, or the buyer may obtain the moving permit.

f. The seller or buyer cannot occupy the home until compliance with the City's minimum codes, landscaping requirements, and sidewalks have been met and a certificate of occupancy has been issued by the City.

3. Any person or company moving a home or similar structure within the city limits should secure a good and sufficient bond in the sum of two thousand dollars (\$2,000.00) to be approved by the building official of the city, and conditioned upon compliance with all building regulations and related ordinances of the city of La Grulla and the laws of the state of Texas and the United States. Further, such bond shall be conditioned upon payment of any and all damages to any city property as a result of such movement; provided, however, should such damages exceed such bond, then the person responsible therefor shall not invalidate or impair the validity, force or effect of any other section, part of any section, paragraph, or clause of this subsection.

C. Demolition: The fee for the demolition of any building(s) or structure(s) shall be the following:

- 0 to 1,000 sq. ft. \$100.00 plus inspection fee
- Plus for every additional 500 sq. ft. over 1,000 sq. ft. 20.00 plus inspection fee

D. Inspection Fees:

1. There shall be an inspection fee of twenty-five dollars (\$25.00).
2. There shall be a reinspection fee of fifty dollars (\$50.00). (Ord. 29-09-13, 9-24- 2013)

E. Plumbing Fees:

- Issuance of permit \$15.00
- Reinspection \$25.00
- For each plumbing fixture and floor drain \$5.00
- For each house sewer \$25.00
- Sewer tap or connection (residential) \$50.00
- Sewer tap (commercial) \$100.00
- Sewer tap (industrial) \$300.00
- Sewer tap (multi-family, apartment) \$200.00
- For each septic tank \$25.00
- For each water heater \$5.00
- For each vent \$5.00
- For each grease trap \$10.00

- For each trap \$5.00
- For installation, alteration, or repair of water piping \$10.00
- For repair or alteration of drainage or vent piping \$5.00
- For installation of vacuum breakers or backflow protective devices (each) \$3.00
- Gas piping (all types) \$25.00

F. Electrical Fees:

- Issuance of permit \$ 15.00
- Reinspection \$25.00
- Meter loops
- Service up to 400 amps \$10.00
- Service between 401 and 1,000 amps \$15.00
- Service between 1,001 and 2,000 amps \$20.00
- Service over 2,000 amps \$25.00
- Working clearance \$25.00
- Temporary pole \$20.00
- New service \$15.00
- Service change/upgrade \$20.00
 - Gas test inspection \$25.00
 - For installation, alteration, or repair of a water softener device \$10.00
- Circuit breaker (each) \$1.50
- Exhaust (each) \$2.00
- All motors (each) \$2.50
- Signs or decorative lights (each) \$2.50
- 220-volt fixtures (each) \$2.50
- Carnivals, circuses, fairs, and similar events:
 - 1 - 6 fused disconnect switch or circuit breaker as required by NEC

\$200.00

- Plus for each additional disconnect switch or circuit breaker \$25.00

G. Mowing Lots: There shall be a charge of seventy-five dollars (\$75.00) per hour for mowing lots.

H. Mechanical Fees:

Issuance of permit \$15.00

Reinspection \$25.00

All heating, ventilation, ductwork, air conditioning, and refrigeration systems:

- On a per 1 ton basis for the first 4 tons (each) \$6.00
- For each ton between 4 and 10 tons \$3.00
- For each ton above 10 tons or fraction thereof \$1.50
- All boilers (based on Btu input):
- 33,000 Btu (1 BHp) to 165,000 Btu (5 BHp) \$5.00
- 165,001 Btu (5 BHp) to 330,000 Btu (10 BHp) \$10.00
- 330,001 Btu (10 BHp) to 1,165,000 Btu (52 BHp) \$15.00
- 1,165,001 Btu (52 BHp) to 3,300,000 Btu (98 BHp) \$20.00
- Over 3,300,001 Btu \$25.00

(Ord. # _____ Dated _____)

I. RES-Check Compliance Report Fees:

- For review of RES-check compliance report (residential only) \$20.00
- For review of RES-check compliance report (nonresidential) \$50.00

J. Driveway Or Curb Cut Fees:

- Driveway or curb cut per entrance or exit to property \$30.00

K. Underground Storage Tank Removal: Fees for the removal of underground storage tanks:

- For the first tank \$100.00
- Each additional tank \$75.00

L. Administrative Fees:

- Permit renewal (any) A fee shall be charged based on the total permit minus the percentage structure that is completed, as assessed by the City Inspector.
- Reprint of any lost permit(s) \$ 30.00
- Building facility inspection \$25.00
- Lien processing (all) \$85.00

M. Certificate Of Occupancy Fee: Certificate of occupancy permit (excludes single-family):

- 0 - 1,999 sq. ft. \$ 75.00
- 2,000 - 4,999 sq. ft. 150.00
- 5,000 - 7,999 sq. ft. 250.00
- Over 8,000 sq. ft. 400.00

N. Contractor Fee: Due to State legislation as it relates to Texas' Occupation Code's references to prohibit or inhibit registration fees to plumbers, AC contractors, and master electricians, the City of La Grulla will not levy registration fees to such identified occupations; however, should future legislation be adopted to once again allow for such registration fees, the City of La Grulla reserves its right for such re-consideration.

O. Other Fees:

- Conditional use permit \$250.00
- Rezone 250.00
- Variance 250.00

P. Doubling of fee: In case any work, including moving structures, for which a permit is required by this chapter, is started or proceeded with prior to obtaining such permit, the fee for such permit shall be doubled. The payment of such doubled fee shall not relieve any person from fully complying with the requirements of this section in the execution of the work, nor from other penalties prescribed in this section.

Q. Asbestos survey required:

1. Definitions. The following words, terms, and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

ASBESTOS SURVEY: An inspection of a building or facility to determine the location, quantity, and condition of asbestos-containing material therein by taking samples for analysis or by visual inspection.

ASBESTOS ABATEMENT:	Complete or selective removal of asbestos-containing materials. Such removal should be carefully planned, use safety protocol in compliance with state and federal regulations, and use specialized techniques.
COMMERCIAL BUILDING:	All other buildings that are not defined in this section as residential buildings.
DEMOLITION:	Operations in which load-bearing and non-load-bearing structural members of a building are wrecked or removed.
PERSON:	Any individual, partnership, company, association, trust, foundation, governmental subdivision or agency, or any other entity recognized by law as the subject of rights and duties, whether they operated for profit or not for profit.
RENOVATION:	Additions to or alterations of the interior and exterior surfaces of a building for purposes of restoration by removal, repairing, and rebuilding.
RESIDENTIAL BUILDING:	A single-family structure, or a multifamily structure of four dwelling units or less, primarily used or capable of being used for human habitation.

2. Prerequisite. Prior to the issuance of a permit for the renovation or demolition of any commercial building within the city limits, an asbestos survey shall be conducted of the areas to be renovated or demolished, unless otherwise approved by the City Inspector.

3. Exceptions. An asbestos survey shall not be required prior to the issuance of a permit for the renovation or demolition of a residential building unless the renovation or demolition involves more than two contiguous residential building sites which are part of a commercial or public project such as an urban renewal project, a highway construction project, a project to develop a shopping center or mall, the construction of an industrial facility or other large private development.

4. Licensed inspector. Any asbestos survey required in this section shall be conducted by an individual licensed by the state to do an asbestos survey. The cost of the asbestos survey under subsections (b) and (c) of this section shall be at no expense to city. (Ord. # _____ , Dated _____)

9-1-4 : CITY SERVICES/BUILDING PERMITS:

A. City Services/Building Permits Not Provided: The city can determine whether or not to provide city services and/or building permits to:

1. Properties that have been assessed an invoice or lien for weedy lot abatement;
2. Properties that have been assessed a lien due to demolition and abatement of a substandard structure;

3. Properties that owe other fees such as water and trash services; and

4. Properties that owe any other liens or arrears encumbered by the city.

Once all city liens/arrears have been paid in full, the property will be eligible to receive all city services and building permits. (Ord. #_____, Dated_____)