

IMPORTANT NOTICE

BUILDERS AND CONTRACTORS WORKING IN NORTH RICHLAND HILLS, TEXAS

July 6th, 2007

(Revised to reflect 2019, HB 2439)

RE: Non-Wood Siding, Metal Fence Posts, and Final Grading Surveys

Please be advised that on May 14th 2007, the North Richland Hills City Council approved ordinance #2933 which modified several sections of the North Richland Hills City Code.

Non-Wood Siding Materials Required on Residential Homes *(this item is no longer applicable as a result of HB 2439, provided the materials are approved by the building code)*

1. Section of the 118-671(d) was modified as follows (see underline): “Up to 15 percent of the wall surface no closer than eight feet from the adjacent grade level can use non-wood or alternative materials such as siding, reinforced cement board, stucco and other comparable masonry systems approved by the Building Official. Wood based products for siding materials including eaves, soffits, and chimneys are prohibited except as allowed by a special use permit for unusual construction. Residential masonry materials and alternate materials do not include concrete block, concrete tilt wall or EIFS systems.”
 - *This section prohibits the use of wood based products for all siding; including eaves, soffits, chimneys and exterior trim on homes permitted after May 15, 2007. Please note, however, a limited amount of cedar siding may still be installed when used to provide architectural accents.*

Metal Fence Posts Required on All New Wood Privacy Fences

2. Section 118-878(a) was modified as follows: “All new wood fences, with the exception of replacement fences, must use metal or concrete posts set in concrete as approved by the Building Official. Alternative fence post materials for decorative fences such as vinyl or split rail fences may be approved by the Building Official.”

- *This section mandates the use of metal posts on all new privacy fences on formerly vacant lots and is not intended to apply towards replacement fences.*

Final As-Built Grading Surveys Required on New Construction and Pools

Additionally, pursuant to section R104.1 of the International Residential Code and section 104.1 of the International Building Code, which authorizes the Building Official to adopt policies and procedures; a final “as-built” Grading & Drainage Survey must be provided to the building inspector prior to final inspection approval on all new construction (commercial and residential), swimming pools, and other features which may affect the City’s engineered drainage designs.

The Grading and Drainage Survey must be prepared by a licensed surveyor and must include site elevations, finish-floor elevations, site features (i.e. trees, sod, A/C units, accessory buildings, etc.), drainage arrows, building foot print(s) and fence locations. This survey must also include a written statement by a licensed surveyor certifying that the final grading of the individual site conforms to the engineered drainage and grading plans approved by the Public Works Department for the particular lot/subdivision. The Building Inspection Department will not issue an approval of the feature/lot/subdivision until this survey and corresponding certification have been approved by the Building Official. The goal of this policy is to protect both the contractor and the home owner by providing official documentation that the site conforms (or conformed) to the North Richland Hills drainage standards and establishes a baseline in the event that future owners and/or neighboring properties make site alterations that detrimentally affect the drainage of the site.

Sincerely,

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