

RULE NO.: R161-21.18

NOTICE OF RULE ADOPTION

ADOPTION DATE: 08/11/2021

By: Denise Lucas, Director
Development Services Center

The Director of the Department of Development Services Center has adopted the following rule. Notice of the proposed rule was posted on 07/08/2021. Public comment on the proposed rule was solicited in the 07/08/2021 notice. This notice is issued under Chapter 1-2 of the City Code. The adoption of a rule may be appealed to the City Manager in accordance with Section 1-2-10 of the City Code as explained below.

A copy of the complete text of the adopted rule is available for public inspection and copying at the following location. Copies may be purchased at the locations at a cost of ten cents per page:

Office of the City Clerk, City Hall, located at 301 West 2nd Street, Austin, Texas.

EFFECTIVE DATE OF ADOPTED RULE

A rule adopted by this notice is effective on 08/11/2021.

TEXT OF ADOPTED RULE

R161-21.18: Notice of Adoption to Sections of the Building Criteria Manual contains no changes from the proposed rule.

1. Summary for Section 4.6.0 – Inspections

- Residential inspection processes moved out of local amendments into the Building Criteria Manual to allow for more efficient changes to the process when needed and minimize local amendments.

2. Summary for Section – Commercial Electrical Inspector Supervisor

- Update section title from “Chief Electrical Inspector” to “Commercial Electrical Inspector Supervisor”, and set deadline for completion of required certification.

SUMMARY OF COMMENTS

The Development Services Department did not receive comments regarding Rule R161-21.18.

AUTHORITY FOR ADOPTION OF RULE

The authority and procedure for adoption of a rule to assist in the implementation, administration, or enforcement of a provision of the City Code is provided in Chapter 1-2 of the City Code. The authority to regulate construction is established in Chapter 25-12 of the City Code.

APPEAL OF ADOPTED RULE TO CITY MANAGER

A person may appeal the adoption of a rule to the City Manager. **AN APPEAL MUST BE FILED WITH THE CITY CLERK NOT LATER THAN THE 30TH DAY AFTER THE DATE THIS NOTICE OF RULE ADOPTION IS POSTED. THE POSTING DATE IS NOTED ON THE FIRST PAGE OF THIS NOTICE.** If the 30th day is a Saturday, Sunday, or official city holiday, an appeal may be filed on the next day which is not a Saturday, Sunday, or official city holiday.

An adopted rule may be appealed by filing a written statement with the City Clerk. A person who appeals a rule must (1) provide the person's name, mailing address, and telephone number; (2) identify the rule being appealed; and (3) include a statement of specific reasons why the rule should be modified or withdrawn.

Notice that an appeal was filed and will be posted by the city clerk. A copy of the appeal will be provided to the City Council. An adopted rule will not be enforced pending the City Manager's decision. The City Manager may affirm, modify, or withdraw an adopted rule. If the City Manager does not act on an appeal on or before the 60th day after the date the notice of rule adoption is posted, the rule is withdrawn. Notice of the City Manager's decision on an appeal will be posted by the city clerk and provided to the City Council.

On or before the 16th day after the city clerk posts notice of the City Manager's decision, the City Manager may reconsider the decision on an appeal. Not later than the 31st day after giving written notice of an intent to reconsider, the City manager shall make a decision.

CERTIFICATION BY CITY ATTORNEY

By signing this Notice of Rule Adoption R161-21.18, the City Attorney certifies that the City Attorney has reviewed the rule and finds that adoption of the rule is a valid exercise of the Director's administrative authority.

REVIEWED AND APPROVED



Rick Holloway, Assistant Director
Authorizing on behalf of
Denise Lucas, C.P.M., Director
Development Services

Date: 07/26/2021

Deborah Thomas for

Anne L. Morgan
City Attorney

Date: 7/28/2021

4.6.0 - INSPECTIONS

This section provides inspection requirements for residential structures in the City of Austin jurisdiction ~~City limits and ETJ~~ for compliance with the adopted Residential Code and the City Code.

This section applies to legal complying and legal non-complying structures, one and two-family dwellings, townhouses and their accessory structures, ~~single family and multi family residences, townhouses,~~ and does not address zoning.

Inspection flow charts are available on the City website below and provide a guide for the inspection process:
<http://www.austintexas.gov/page/building-inspection-process-flowcharts>.

4.6.1 - Residential Inspector and Inspection Supervisor Qualifications

4.6.1.1 - ~~Chief Residential Combination Inspector~~ **Inspection Supervisor** ~~or:~~

The ~~Chief Residential Combination Inspector~~ or is the Supervisor is over Residential Combination Inspectors, and must:

- a. Be an employee of the City of Austin;
- b. Maintain a current plumbing inspector license issued by the Texas State Board of Plumbing ~~Examiners~~ Examiners;
- c. Maintain a current certification as a Residential Mechanical Inspector under the certification program established by the International Code Council or International Association of Plumbing and Mechanical ~~Officials~~ Officials;
- d. Maintain a current certification as a Residential Energy Inspector under the certification program established by the International Code ~~Council~~ Council;
- e. Maintain a current certification as a Residential Building Inspector (B1) under the certification program established by the International Code ~~Council~~ Council;
- f. Maintain a current certification as a Residential Electrical Inspector (E1) under the certification program established by the International Code Council.
- ~~fg.~~ Have at least four years of inspection experience, at least one year of which must be in a ~~responsible~~ supervisory capacity.

4.6.1.2 - Residential Combination Inspector~~s~~

An inspector who performs inspections under the adopted Residential Code must meet the following qualifications:

- a. Be an employee of the ~~City~~ City;
- b. Maintain a current plumbing inspector license issued by the Texas State Board of Plumbing ~~Examiners~~ Examiners;
- c. Maintain a current certification as a Residential Electrical Inspector (E1) under the certification program established by the International Code Council;
- d. Maintain a current certification as a Residential Mechanical Inspector (M1) under the certification program established by the International Code Council or the International Association of Plumbing and Mechanical Officials;
- e. Maintain a current certification as a Residential Building Inspector (B1) under the certification program established by the International Code Council; and
- f. Maintain a current certification as a Residential Energy Inspector under the certification program established by the International Code Council.

The time frames for all residential inspection staff to abide by the rules established in this ~~program~~ section are as follows:

1. Six months from the effective date of hire to obtain ICC E1 Electrical Inspectors Certification
2. One year to obtain the Texas State Board of Plumbing Inspectors License
3. Eighteen months to obtain the ICC B1 Residential Building Inspector Certification
4. Two years to obtain the Residential Mechanical Inspector M1 and the Residential Energy Inspector certifications

A person hired by the City as a residential combination inspector must become a Licensed Plumbing Inspector by the Texas State Board of Plumbing Examiners within one year after the date of employment. All required certifications are to be obtained within a 2 year period after the Texas State Plumbing Inspectors license is obtained.

4.6.2 - Residential Building Inspection

4.6.2.0 - General

The building official is authorized to make inspections and may accept written inspection reports prepared and certified by approved agencies, registered design professionals, or individuals. The building official is authorized to engage such expert opinions as deemed necessary to report upon unusual technical issues that arise. When special conditions exist, the building official is authorized to require additional construction documents be prepared by a registered design professional.

The Residential Inspection flow chart provides a summary of the inspection process for residential dwellings. It is available at the website below: <http://www.austintexas.gov/page/building-inspection-process-flowcharts>

For a full list of inspection codes, see Appendix A, Figure 1 or the Inspection Request Brochure at: <http://www.austintexas.gov/page/how-schedule-building-inspection>

4.6.2.1 - Layout Inspection:

A Layout Inspection shall be made after the permanent footprint of the structure is established and foundation forms and/or piers have been erected and are in place. The Layout Inspection must be performed by a surveyor registered in the State of Texas. The surveyor will provide an as-built survey with all new and existing improvements, legal boundaries, easements, encroachments, lot size square footage and all required dimensions. Surveys taken from string lines or surveys of proposed structures will not be accepted.

- a) Special requirements: Building projects located in the area subjected to the Land Development Code, 25-2, Subchapter F (Residential Design & Compatibility Standards Area) or within the 100-year flood plain, may be required to provide additional elevation certification verifying compliance with approved plans and code requirements. Finished floor elevations must be provided on the survey by the same means used on the approved plans. The Building Official has the discretion to require additional surveys needed to ascertain compliance with the Code.
- b) Impervious coverage: An impervious cover survey will be required for any project within 5% of the maximum allowable impervious coverage.

4.6.2.2 - Pre-Construction Inspection (Pre-Con):

A pre-construction inspection shall be required for any residential project participating in the Certificate of Compliance program (C.O.C.), projects with a non-complying structure(s), or non-conforming structure, a special exception or any time City of Austin staff identifies an atypical situation that would merit a pre-construction inspection. If construction begins prior to the pre-con inspection, then the property owner risks losing the non-complying status for the property and a re-submittal may be required. Inspection staff will photo document all non-complying portions of the structure and attach them to the permit.

4.6.2.3 - Foundation Inspection:

City Inspectors will not perform foundation inspections for new construction projects, additions or remodels. The Builder shall provide a report to the City that is prepared by a registered design professional verifying that the foundation has been constructed in accordance with the adopted

Residential Code or an engineered design. A copy of this report shall be provided at the final building inspection.

4.6.2.3 Foundation Report

City Inspectors will not perform foundation inspections for new construction projects, additions or remodels. The Builder shall provide a report to the City that is prepared by a registered design professional verifying that all required special inspections have been completed with all noted deficiencies addressed and the foundation has been constructed in accordance with the adopted Residential Building Code or engineered design. A copy of this report shall be provided at the final building inspection. Report shall be uploaded and attached to the building permit in the Amanda system by the responsible contractor.

Exception: A registered design professional is not required to inspect an uncovered deck built independent of another structure if the deck is no more than 4 feet from the top of the decking measured vertically to the floor or grade at any point within 36 inches horizontally, is less than 200 square feet in floor area, and built in accordance to prescriptive methods of the Residential Code.

4.6.2.4 - Subterranean Termite Protection:

All additions and new construction projects must provide protection against subterranean termites in accordance with the adopted residential code. For all treatments, a third party termite report is required. A copy of this report shall be provided at the final building inspection. See Appendix A, Figures 2 and 3 for the forms. They are also available at the following websites:

HUD Form (HUD.gov) NPMA-99-B - http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/forms/npmaforms

Or

State of Texas Official Wood Destroying Insect Report - <https://www.texasagriculture.gov/Portals/0/forms/PEST/Structural/Txwood%20destroying%20insect%20report.pdf>

- a) Chemical Termite Protection Treatments - A State of Texas Department of Agriculture approved termite report shall be provided by a State Licensed Structural Pest Control Applicator for all chemical treatments.
- b) Non-Chemical Termite Protection - A City of Austin, H.U.D. or State approved termite report shall be provided for all non-chemical treatments. All non-chemical treatments shall be applied in accordance with the adopted residential code and all manufacturers' specifications. All termite treatment applicators must be certified or capable of demonstrating significant competency in the installation and application of non-chemical treatments.

4.6.2.5 - Framing Inspection:

A Framing Inspection will be required for all new construction projects, additions, remodels, and modifications to any portion of the framing system or any time more than thirty-two (32) square feet of framing is exposed.

4.6.2.5.1 - Framing Inspection Pre-Frame Requisites:

- a) All trade work and Stage 1 Energy Code required sealing (Foam) must be completed prior to scheduling this inspection, and
- b) The electrical rough inspection must be approved or conducted with minimal violations prior to scheduling the Framing Inspection.

4.6.2.5.2 - The Third Party Framing Pre-Frame Inspection:

For all new construction projects or a Any time Building Inspection staff identifies unreasonably excessive amounts of deficiencies in additions and/or remodel projects, a third party inspector will perform a Framing Pre-inspection using the City of Austin approved framing checklist. All trade work and stage 1 Energy Code required sealing (Foam) must be completed prior to conducting this inspection.

All deficiencies identified by the third party inspector shall be corrected prior to scheduling the Framing Inspection. See Appendix A, Figure 4 for the Residential Framing Checklist. The form is also available online at: <https://www.austintexas.gov/department/building-technical-codes>

http://www.austintexas.gov/sites/default/files/files/Planning/3rdParty_Preframe_Inspection_Checklist.pdf

4.6.2.5.3 - Third Party Inspector Qualifications:

The framing pre-inspection shall be conducted by a registered design professional or an International Code Council (ICC) certified building inspector. The person performing the inspection must sign the Residential Framing Checklist, and provide his or her license or registration number. Third party inspectors performing pre-frame inspections shall be a Certified ICC Residential Inspector or a registered design professional capable of demonstrating significant competency in the inspection of plumbing and mechanical systems.

4.6.2.5.4 - Grouped Framing Inspection:

The framing inspection for new construction, unoccupied additions or unoccupied remodels where the scope of renovations exceeds 50% of the existing structure shall be scheduled and inspected as a grouped inspection with the plumbing, electrical, and mechanical systems.

Alteration (as defined in the IRC Appendix J) is the reconfiguration of any space; the addition or elimination of any door or window; the reconfiguration or extension of any system; or the installation of any additional equipment.

4.6.2.6 - Insulation Inspection:

An Insulation Inspection is required for all new construction projects, additions and any time any portion of existing insulation or the existing thermal envelope is modified. If a non-prescriptive insulation system is used, it must comply with the currently adopted Energy Conservation Code. Insulation shall not be installed until Framing Inspection is approved or insulation is authorized by Residential Inspectors.

4.6.2.7 - Wallboard Inspection:

4.6.2.7.1 - New Construction

For all new construction projects a Third Party Wallboard Inspection shall be required. If any portion of the wallboard installation is a component of a fire rated assembly, the Third Party Report must include what type of fire rated assembly was used, what testing method it complies with, and what materials it consists of. The Third Party Wallboard Inspection may only be conducted by an ICC Certified Residential Inspector or registered design professional. The Third Party Report is to be collected at the Final Building Inspection.

4.6.2.7.2 - Remodels and Additions

For all remodels, additions or any time more than 32128 square feet of sheetrock is repaired, the Wallboard Inspection can be conducted by Residential Building Inspectors or comply with Section 4.6.2.7.1. Insulation shall not be installed until framing inspection is approved or insulation is authorized by Residential Building Inspectors.

4.6.2.8 - Energy Final Inspection:

For all new construction projects or additions and remodels where the thermal envelope has been modified, an Energy Final Inspection is required. This inspection is scheduled with the Final Building grouped inspection.

- a) Thermal Envelope Leakage: A third party testing report will be provided by a City of Austin approved testing contractor for envelope leakage on all new construction projects. The report must illustrate compliance with the currently adopted Energy Conservation Code.
- b) Duct Leakage: A third party testing report will be provided by a City of Austin approved testing contractor for duct leakage on all new construction projects or anytime 100% of the duct work in the structure has been replaced.
- c) Ducts located entirely within the building envelope do not require a leakage test.

4.6.2.9 - Final Building Inspection

- a) **Grouped Final Building Inspection:** The Final Building Inspection for new construction, large additions or remodels where the scope of the renovation exceeds 50% of the existing structure shall be scheduled and inspected as a grouped inspection. This includes all required trade inspections, including energy, mechanical and plumbing.
- b) **Required documentation at the Building Final Inspection for new construction:**
 1. Foundation Letter: See Section 4.6.2 Foundation Inspection;
 2. Subterranean Termite Protection Letter: See Section 4.6.2 Subterranean Termite Protection;
 3. Wallboard Letter: See 4.6.2 Wallboard Inspection;
 4. Energy Reports: See 4.6.2 Energy Finals;
 5. Impervious Coverage Survey (If Applicable): If the impervious coverage for any residential project is within 5% of the maximum amount allowed, then an impervious cover survey is required.

4.6.2.10 - Certificate of Occupancy:

In order to attain a Certificate of Occupancy, Certificate of Compliance or to finalize any building permit issued in the City of Austin, a Final Building Inspection approval is required.

To request a Temporary Certificate of Occupancy, contact the Permit Center.

4.6.2.11 - Continuance of Work Inspection:

A Continuance of Work Inspection may be scheduled by a property owner or authorized agent, and if approved will extend the permit expiration date 180 days. The Residential Inspector has the authority to approve or deny the Continuance of Work Inspection based on the progress of work.

Work shall be continuous construction as required by City approved plans, scope of the work as described in the permit, local code and ordinances;

- a) Driving of a nail and/or a wooden stake into the ground for the purpose of surveying land does not constitute work;
- b) Work begins when active clearing of the land to proceed with the approved construction starts, such as, piers are drilled for pier and beam construction and batter boards have been set for slab on grade construction;

4.6.2.12 - Third Party Inspections:

Third Party reports and surveys may be required or requested by the City including:

- Building height survey
- Energy test report
- Envelope survey
- Finished floor elevation survey
- Flood elevation certificate
- Form survey
- Foundation report
- Impervious coverage survey

- Lot square footage survey
- Structural repair report
- Termite treatment report
- Wall bracing report
- Wallboard report
- Weather seal report for stucco finish

4.6.3 - Residential Plumbing Inspections

All residential plumbing inspections shall be prepared and scheduled in accordance with the adopted Plumbing Code.

Water and Sewer Lines inspections: These "outside the structure" inspections may be scheduled any time with or after the Plumbing Rough, but must be complete before Final Inspection.

4.6.3.1 - Plumbing Rough Inspection

A plumbing rough inspection is required for all plumbing permits when work is done to drain, waste and vent lines (DWV) below the first floor level. All DWV lines must be plainly visible and accessible for inspection.

- a) For tunnel jobs under foundations or jobs where access cannot be reasonably provided for Building Inspection staff, then Building Inspection staff may accept photos in lieu of a visual inspection;
- b) The Builder (permittee) may proceed with work up to the Plumbing Rough state, at his own risk, while submitted plans are pending permit issuance.

4.6.3.2 - Copper Inspection (Plumbing Pre-pPour)

A copper inspection is required prior to the placement of concrete for any new monolithic or addition foundations. All re-bar or post tension cables shall be complete. All trenches and excavations shall be complete and pads must be covered with approved material.

- a) For all copper inspections, all water distribution lines and all drain, waste and vent lines in the foundation shall be tested in accordance with the currently adopted Plumbing Code.

4.6.3.3 - Top-out Inspection

A plumbing top-out inspection is required for all plumbing permits when work is done to drain, waste and vent lines (DWV) or to the water distribution system above the first floor level.

Exception: Plumbing permits where the scope of work is limited to areas that are exposed and accessible for inspection.

4.6.3.4 - Showers Receptors & Compartments

Shower receptors shall be installed in accordance with the adopted plumbing code. Showers that are provided with a built in place, permanent seat or seating area that is located within the shower enclosure, shall first be lined with sheet plastic, lead, copper or other durable and watertight materials that extend above the horizontal surface of the seat or the seating area no less than the minimum requirement established by the adopted plumbing code.

4.6.3.5 - Swimming Pools

Swimming pools shall require a plumbing permit, when equipped with any type of gas heating apparatus or any type of pool filling device connected to the potable water distribution system.

Exception: Pools that are filled exclusively through exterior hose bibbs equipped with approved atmospheric type vacuum breakers or an approved permanently attached hose connection vacuum breaker.

4.6.4 - Residential Certificate of Occupancy

4.6.4.1 - Residential Certificate of Occupancy*

A certificate of occupancy may be issued when a "dwelling" project has passed all of the required inspections. Contact Building Inspection staff by email or phone.

4.6.4.2 - Residential Temporary Certificate of Occupancy*

A temporary certificate of occupancy can be requested by the permit holder. The request must be submitted in writing to the Residential Inspection Supervisor, Program Manager or Division Manager of Building Inspections.

4.6.4.2.1 - TCO Pre-~~R~~Requisites*

- a) The TCO inspection can only be scheduled when all required trade inspections (Mechanical, electrical and plumbing) are completed.
- b) All one-time inspections must be approved or receive a temporary approval. The One-time inspections includes but is not limited to:
 - a. Tree Inspection
 - b. Environmental Inspection
 - c. Driveway and Sidewalk Inspection

4.6.4.3 - Residential Certificate of Compliance*

A certificate of compliance may be issued for residential structures not for occupancy including a pool, deck, accessory structure, etc.

4.6.5 - Residential Change-Out Program for the Replacement of HVAC Systems, Water Heaters, ~~and Retrofit~~ Replacement Window ~~change-out~~ change-outs, and siding repairs and replacements.

The Application is online at: <http://www.austintexas.gov/page/building-applications#com>

4.6.5.1 - General

1. This section implements Section R109.544 (Residential ~~Change-Out~~ Change-Out Program) of the Residential Code ~~and R324 (Retrofit Windows) of the Residential Code~~, Section 80.19(I) (~~Residential Change-Out~~ Special Inspections Program) of the Electrical Code, and ~~Section 103.1.7 (Residential Change-Out Inspections Program)~~ provisions of the Plumbing Code that apply for residential homes.
2. This section applies only to occupied one- and two-family dwellings for the replacement of heating, ventilation and air conditioning (HVAC) systems, water heaters, ~~and retrofit~~ replacement windows, siding repairs and replacements, and roof repairs and replacements.
3. The City will inspect one out of every five permits per contractor secured under this program for electric-only HVAC ~~and water heater~~ replacements. A "Residential Change-Out Completeness Form" must be submitted for work completed under this program for which an inspection is not performed. The completed form will allow the City to complete the permit process and final the permit.
4. All gas systems will require inspection.
5. All window ~~change-out~~ change-outs will require inspection.
6. Work performed under this section may only involve work that requires a permit for building, electrical, plumbing or mechanical work that relates to equipment or window ~~change-out~~ change-out.
7. In this section the "responsible contractor":
 - a. For a HVAC replacement, is the licensed mechanical contractor.

- b. For a water heater replacement, is the licensed plumbing contractor.
 - c. For ~~Retrofit~~replacement windows, siding repairs and replacements, and roof repairs and replacements is the general contractor.
8. No work is allowed that involves circuits larger than 50 amps.
 9. Fees owed to the City of Austin must be paid.

4.6.5.2 - Application for Permit

1. The responsible contractor must apply for a permit using the Residential ~~Change-Out~~Change-Out Application.
2. Except as provided in Subsection 3 of this section, an application must be submitted and approved before work is performed. Incomplete applications will not be processed.
3. If the responsible contractor performs emergency replacement work under this program after regular City Permit Office business hours, the responsible contractor must submit an application for the permit not later than three business days after the work is performed.
4. A permit fee established under separate ordinance will be charged.
5. Permits issued under this program will expire 180 days after issuance. It is the permit holder's responsibility to maintain the permit in active status.
6. No refunds will be issued under this program.

4.6.5.3 - Scheduling Inspections

1. All fees are to be paid in full prior to scheduling inspections.
2. One out of every five electric-only HVAC ~~or water heater~~ permits secured under this program will receive a City inspection.
3. All ~~change-out~~change-outs involving a gas system or window ~~retrofit~~replacement under this program will require inspection.
4. City Building Inspection Staff will contact the responsible contractor which permit has been selected for an inspection for electric-only units when the completeness form is used.

4.6.5.4 - Routing of Inspections

1. The responsible contractor will coordinate with the homeowner for inspection access.
2. The Inspector will leave the inspection site 15 minutes after the scheduled time for the inspection, if the responsible contractor is unable to provide access for the inspection.

4.6.5.5 - Contractor Responsibility

1. The responsible contractor must ensure access to the inspection site and equipment for inspection. The responsible contractor or a representative of the homeowner who is 18 years old or older must be present for the inspection.
2. The responsible contractor shall submit a completed "Replacement ~~Change-Out~~ Completeness Form" to the City within five days of equipment installation for work completed under this section for which no inspections are performed by a City Inspector attesting that the work performed meets all Code requirements. The responsible contractor shall submit the form to the address shown in this section.
3. The responsible contractor is responsible for ensuring that all associated permits are secured and that all fees are paid in full before inspections can be scheduled.
4. The City of Austin will accept the "Replacement ~~Change-Out~~ Completeness Form" by either method of delivery listed below:

a) ~~Electronic~~electronic mail to: building.inspections@austintexas.gov

b) Mail or Hand Delivery to:

City of Austin, Building Inspections
505 Barton Springs Road, Suite 300
Austin, Texas 78704

4.6.5.6 - Violations ~~Under~~ this Program

1. The following actions are violations of the Residential Change-Out Program:
 - a. failing to pay all required fees for permits and prior to scheduling inspections;
 - b. submitting the "Replacement ~~Change-Out~~ Change-Out Completeness Form" with incomplete information;
 - c. falsely securing a permit under this program;
 - d. allowing the permit to expire;
 - e. failing to submit an application for a permit within three business days after the work was performed and after regular City Permit Office business hours; and
 - f. failing to provide access to the equipment for inspection.
2. A contractor cited for three violations of the Residential Change-Out Program within a 12-month period may not participate in the program for one year. The yearly cycle will be determined by the date of the first offense in a twelve month period under this section.
3. A contractor will not be granted a new permit if the contractor has unpaid fees.
4. If a contractor commits a violation identified in Subsection 4.6.5.6 (1a—1c) of this section, the contractor will be required to follow the standard permitting and inspection process for the work.

4.6.6 Homestead Permit. A person who is not licensed to perform electrical, mechanical, and plumbing work may perform electrical, mechanical, or plumbing work if the requirements of this provision are met:

1. The work is performed in the homestead and principal residence of the person; and the work does not include:
 - a. the main electric service; or
 - b. the reclaiming and charging of a system containing refrigerant; ~~or~~
 - c. ~~the natural gas plumbing systems.~~
2. A person with a homestead permit may not allow or cause another person to work under the homestead permit. If the work done under the homestead permit is performed by anyone other than the person who obtained the permit, the building official may suspend or revoke a homestead permit.
3. A homestead permit may not be transferred to another person.
4. If requested by the building official or his designee, a person with a homestead permit must provide proof of residence and ownership.

5.2.11.1 - ~~Chief Electrical Inspector.~~ Commercial Electrical Inspector Supervisor

~~The Chief Electrical Inspector must:~~ The commercial electrical inspector supervisor must:

- (A) be an employee of the City of Austin;
- (B) maintain a current Texas Department of Licensing and Regulation (TDLR) Master Electrician license;
and
- (C) be certified as a residential and commercial electrical inspector, or electrical inspector general through a certification program established by the International Code Council (ICC) or the International Association of Electrical Inspectors (IAEI) not later than one year after the date of employment. ~~and~~
- (D) have at least 10 years of experience as an engineer, contractor, or superintendent of electrical construction, or a combination thereof, with at least five years of experience in a responsible supervisory capacity and five years of experience as an electrical inspector.