



Building Inspections Division
1505 Precinct Line Rd.
Hurst, TX 76054
817-788-7088 / permits@hursttx.gov

Upon registration / renewal / re-registration / annual inspection of residential rental properties and/or multi-family dwelling units, the properties are **required** to comply with **ALL** current code editions (including but not limited to):

- | | |
|--|---|
| 2021 International Building Code | 2021 International Residential Code |
| 2021 International Property Maintenance Code | 2021 International Plumbing Code |
| 2021 International Mechanical Code | 2021 International Fire Code |
| 2021 International Fuel / Gas Code | 2020 National Electrical Code |
| City of Hurst Code of Ordinances | 2021 International Swimming Pool & Spa Code |

The codes are available to view online:

- https://library.municode.com/tx/hurst/codes/code_of_ordinances?nodeId=PTIICO_CH1GEPR
- <https://codes.iccsafe.org/category/I-Codes?page=1>

THE FOLLOWING ITEMS ARE A LIST OF THE MOST COMMON ITEMS THAT CAUSE INSPECTIONS TO FAIL. THE PREMISES AND STRUCTURES ARE REQUIRED TO BE COMPLIANT WITH CURRENT CODES AND ORDINANCES, MAINTAINED IN A SAFE & SANITARY MANNER, AND FREE OF DEFECTS AND DILAPIDATION. ALL FIXTURES, APPLIANCES AND OTHER LIVING / NECESSARY COMPONENTS MUST BE PRESENT, OPERABLE, AND IN GOOD CONDITION. ALL UTILITIES MUST BE ON AND OPERATING.

Clean, Maintained, and Sanitary Premises:

- Sidewalks and Driveways
- High Weeds and Grass
- Rodent Harborage
- Accessory Structures
- Accumulation of Garbage

Pools, Spas, and Hot Tubs:

- Clean & Sanitary
- Proper Barrier / Enclosure
- Alarm

Structure - Exterior:

- General Condition
- Protection Treatment / Rodent Harborage
- Address clearly posted & contrasts
- Structural Members
- Exterior Walls
- Roofs and / or Drainage
- Stairs, Decks, Porches & Balconies
- Insect screens required on all operable windows
- Weather stripping at exterior doors
- Building Security and hardware

Structure – Interior

- General condition
- Interior surfaces
- Stairs and walking surfaces
- Handrails and guards
- Interior doors
- Locks
- Thumb latch required on door lock
- Rodent harborage / infestation

Plumbing Systems and Fixtures:

- General Condition
- Insufficient caulk @ tub or toilets
- Plumbing System Hazard
- Missing vacuum breakers on hose bibs

Water System:

- General Condition
- Improper T&P Drain Line Water Heater

Mechanical Equipment / System:

- Mechanical Appliances / Systems
- Safety Controls / Disconnects

Electrical Equipment / System:

- Missing blanks in panel box
- Panel box not labeled
- Electrical system hazard
- Broken / damaged / missing receptacles
- Missing covers on fixtures
- Incandescent luminaires in closets with open, uncovered, or partially enclosed lamps (cover is required)
- GFCI protection in kitchens, bathrooms, garages, & exterior outlets (permit required)

Fire / Safety Protection System

- Smoke alarms are required to be hard-wired
- Smoke alarms inside & outside of bedrooms (including immediate hallway) shall be interconnected (permit required)
- Carbon monoxide detector required if structure has gas appliances or attached garage

PERMITS ARE REQUIRED FOR ALL TRADE WORK (mechanical, plumbing, electrical), MOST REMODEL / ALTERATION WORK, AND ALL ADDITIONS / NEW CONSTRUCTION