

HARRIS COUNTY

Public Infrastructure Department
Architecture & Engineering Division

10555 Northwest Frwy., Suite 120
Houston, Texas 77092
(713) 956-3000

January 1, 2015

To Whom It May Concern:

**SUBJECT: Zoning, Building Codes, and Certificates of Occupancy in
Unincorporated Harris County**

Zoning:

There is no zoning regulation promulgated or administered by Harris County in the unincorporated area. Harris County does administer regulations pertaining to floodplain management, on-site sewage facilities, driveways, and signs. All development regulations may be viewed on our website: www.hcpid.org/permits.

Building Codes and Certificates of Occupancy:

Effective 1 January 2006, multi-family dwellings consisting of four (4) or more units became subject to the requirements of the Harris County Fire Code. A Certificate of Compliance is issued prior to occupancy. Commercial and public buildings permitted prior to 1 January 2005 were not subject to any building code; however, after that date, construction of commercial and public buildings became subject to the Harris County Fire Code. A Certificate of Compliance is issued prior to occupancy. The Harris County Fire Code may be viewed on our website.

All residential construction (single family homes and duplexes) permitted in unincorporated Harris County after September 1, 2009 is required to comply with our inspection notification process. The provisions of Subchapter F of Chapter 233 of the Texas Local Government Code, as enacted by the 81st Texas Legislature, require the builder of a residential structure to provide a notice to the County of the date of certain inspections. This notice indicates whether the inspections showed compliance with the version of the International Residential Code that will be used to construct the new residence at the time the permit was obtained. No certificate of occupancy is issued for these residential structures.

Zoning/Occupancy Letter

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You may present this letter to your lender. It is updated annually or as regulations and requirements are amended. If additional information is required beyond the scope of this letter, please contact the Records Section of the Harris County Permits Office at 713-956-3000, fax 713-956-3050 or e-mail records@hcpid.org. A fee will be assessed for additional information.

Sincerely,



Jesse Morales, CFM
Manager of Permits