



Ellis County Fire Marshal

Tim Birdwell

109 S. Jackson, Suite 265 · Waxahachie, TX 75165
Office (972) 825-5555 Fax (972) 825-5551

July 30, 2020

Dear Real Estate Professional,

I am sending you this letter as part of an effort to reach out to as many Real Estate professionals in Ellis County as possible. From time to time we in the Fire Marshal's Office encounter citizens that have either constructed new buildings or remodeled existing buildings in the unincorporated areas of Ellis County with the desire to engage in commerce. In some cases, these new business owners have said they were informed during the real estate transaction that they were free to build and operate any type of business they desired since they were in an unincorporated area. The Ellis County Fire Code was adopted on November 26, 2012. When adopting the Code, the Commissioner's Court found that adopting a fire code "... allows the County to impose standards to protect the health, safety, welfare and property of the general public". With the understanding that the Ellis County Fire Code only applies to commercial establishments, public buildings, and multi-family dwellings with four or more units, Section 4.1 states:

"No person shall perform or authorize construction or substantial improvement within the unincorporated areas of Ellis County without first securing a permit under this Code"

More than many professionals, Realtors embrace their obligation to protect and promote the interests of their clients. Engaging in construction prior to receiving a permit often results in very expensive retrofits along with wasted time and broken dreams for your clients. It is in this spirit that I respectfully request that you pass this information on to your professional colleagues and those who represent you.

A copy of the Ellis County Fire Code is on the official website for Ellis County. Please contact our office if you have any questions.

Sincerely,

David Bull

Assistant Ellis County Fire Marshal