

ORDINANCE NO. 660

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST COLUMBIA, TEXAS, AMENDING ARTICLES I, II, AND III OF CHAPTER 4, BUILDINGS AND BUILDING REGULATIONS, OF THE CODE OF ORDINANCES OF THE CITY OF WEST COLUMBIA, TEXAS, BY ADOPTING THE 2015 EDITIONS OF THE INTERNATIONAL FIRE CODE, BUILDING CODE, RESIDENTIAL CODE, PROPERTY MAINTENANCE CODE, PLUMBING CODE, ENERGY CONSERVATION CODE, MECHANICAL CODE, FUEL GAS CODE, PRIVATE SEWAGE DISPOSAL CODE, SWIMMING POOL AND SPA CODE, AND EXISTING BUILDING CODE; ADOPTING THE 2014 EDITION OF THE NATIONAL ELECTRIC CODE; ADDING LOCAL AMENDMENTS TO THE ADOPTED CODES; PROVIDING FOR THE ADMINISTRATION OF THE ADOPTED CODES; ESTABLISHING THE CITY COUNCIL AS THE BOARD OF APPEALS FOR THESE ADOPTED CODES; PROVIDING SAVING AND SEVERABILITY CLAUSES; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; AND REPEALING ALL ORDINANCES ADOPTING AND AMENDING PREVIOUS CODE EDITIONS IN CONFLICT HERewith.

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WHEREAS, the Texas Legislature has adopted the 2000 International Residential Code; the 2001 National Electrical Code, the 2003 International Building Code, and the 2015 International Energy Conservation Code, as the municipal building codes of the state (Tex. Loc. Gov't Code §§ 214.212, 214.214 & 214.216; Tex. Health & Safety Code § 388.002); and

WHEREAS, the City of West Columbia ("City") may adopt more recent editions and local amendments to the building codes;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST COLUMBIA, TEXAS THAT:

Section 1. Article I, "General", of Chapter 4, "Buildings and Building Regulations," of the Code of Ordinances of the City of West Columbia, Texas ("City Code") is hereby deleted in its entirety and replaced with the following:

"ARTICLE I. ADMINISTRATION

Sec. 4-1. Office of Building Official created.

The office of building official is hereby created in and for the city, which office shall be filled by the city manager or by appointment by the city manager. The building official shall be well versed in the requirements of the city building codes adopted in this chapter.

Sec. 4-2. Interference by others unlawful.

It shall be unlawful for any person to interfere with the building official while in the performance of duty and each such interference shall be deemed to constitute a separate offense within the intent and meaning of this chapter.

Sec. 4-3. Payment of fees required.

A permit shall not be issued until the fees which are on file in the city secretary's office shall have been paid. Nor shall any amendment to a permit be approved until the additional fee, if any, shall have been paid.

Sec. 4-4. Plan checking fee.

Where the building official determines that plans and specifications need to be checked to insure that proper codes are complied therewith, the fee shall be one half the total building fee.

Sec. 4-5. Failure to obtain a permit.

Any person who commences any work regulated by the codes adopted in this chapter and fails to obtain the necessary permit and fees therefor shall be subject to the penalties prescribed by this Code.

Sec. 4-6. Permit valuations.

If, in the opinion of the building inspector, the valuation of building, alteration, service, structure, or apparatus appears to be underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimated cost to meet the approval of the building inspector. Permit valuations shall include total cost, such as plumbing, electrical, mechanical equipment, and other systems.

Sec. 4-7. Moving Buildings or Dwellings into the City.

No building, including a residential dwelling, shall be moved into the City without first obtaining a permit for the permanent installation of the building on the site and any work required for the building to comply with the International Residential Code, International Building Code or International Existing Building Code, as adopted and amended by this Chapter. Prior to granting a permit for a building to be moved into the City, the building official shall require certified plans or a signed letter from a licensed engineer attesting that the building, once all permitted work is complete, will be structurally sound and comply with the applicable codes adopted and amended by this Chapter, when such building was not originally designed to be relocated on multiple occasions. In lieu of certified plans or a letter from an engineer, a property owner may request an inspection of a building in its current location if located within 30 miles of the City, and complete any

work required for the building to comply with the International Building Code, International Residential Code, or International Existing Building Code, as applicable, and the International Property Maintenance Code, prior to moving the building into the City. Any permits required for such work must be obtained from the jurisdiction in which the building is located prior to being moved into the City. The requirements of this Section shall be in addition to any other requirements of the applicable codes adopted and amended by this Chapter.

Sec. 4-8. No Application in Extraterritorial Jurisdiction.

Notwithstanding Section 4-5 of this Chapter, nothing herein shall extend or provide for application and enforcement of the codes adopted under this Chapter to the extraterritorial jurisdiction of the City of West Columbia.

Sec. 4-9. Flood Protection and Prevention.

No permit required by the building code, residential code, or existing building code, as adopted and amended by this Chapter, shall be issued unless a development permit or development permit exemption certificate has been granted as required by Chapter 8, Flood Protection and Prevention, of this City of West Columbia Code of Ordinances.

Sec. 4-10. Unlawful to Grade or Fill without a Permit.

It shall be unlawful to grade, fill, or excavate within the City unless:

- (1) A development permit or development permit exemption certificate has been applied for and granted in accordance with Chapter 8 of the City of West Columbia Code of Ordinances;
- (2) A permit required by a code adopted by this Chapter has been applied for and granted;
- (3) The work is performed subject to a specific permit exemption in a code adopted by this Chapter;
- (4) A right-of-way permit has been applied for and granted; or
- (5) The work is performed by an employee, agent, or contractor of a public utility or a political subdivision acting on behalf of the public utility or political subdivision.

Sec. 4-11. Conflict.

If there is a conflict between a requirement of this Chapter and any other provision of the City of West Columbia Code of Ordinances or requirement of the City, the most stringent requirement shall apply. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.”

Sec. 4-12. Appeals.

The Board of Appeals shall be the City Council of the City of West Columbia, Texas, or to any other elected or appointed board of the City of West Columbia when so designated by the City Council for that purpose. Any person aggrieved by any interpretation or decision of the code official made pursuant to this Chapter or any code adopted by this Chapter, or when it is claimed that the provisions in question do not apply or that any equally good or more desirable form, method or material can be employed in any specific case, or when it is claimed that the true intent and meaning of a provision has been misconstrued or wrongly interpreted, shall appeal to the Board of Appeals. Notice of appeal shall be in writing and filed with the city secretary within ten (10) days after the decision is rendered by the code official.”

Section 2. Articles II, “Administration”, of Chapter 4, “Buildings and Building Regulations,” of the City Code is hereby deleted in its entirety and replaced with the following:

“ARTICLE II. CODE ADOPTION.

Sec. 4-21. Short title.

Any reference throughout the City of West Columbia Code of Ordinances to “building code” or “building codes” shall be deemed to reference all applicable codes adopted under this chapter by the City of West Columbia.

Sec. 4-22. International Building Code Adopted.

The International Building Code, 2015 edition, as published by the International Code Council, is hereby adopted as if fully set out in this section, with the additions, insertions, deletions and changes prescribed in this Article, on file with the office of the city secretary, as the building code of the city for regulating and governing the construction, maintenance, and alteration of all property, buildings and structures by providing the standards to ensure that structures are safe, sanitary and fit for occupation and use; and the issuance of permits and collection of fees.

Sec. 4-23. International Residential Code Adopted.

The International Residential Code, 2015 edition, including Appendix chapters M, N, O, P , as published by the International Code Council, is hereby adopted as if fully set out in this section, with the additions, insertions, deletions and changes prescribed in this Article, as the residential code of the city for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment location, removal and demolition of detached single- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees; and each and all of the regulations, provisions, penalties, conditions and terms of said residential code on file in the office of the city secretary.

Sec. 4-24. International Fire Code Adopted.

The 2015 edition of the International Fire Code and Appendix chapters C, D, and I, as published by the International Code Council, a current copy of which is on file with the office of the city secretary, is hereby adopted as the fire code of the city as if fully set out in this section, with the additions, insertions, deletions and changes prescribed in this Article, and declared operative and binding within the corporate limits of the city. No provision contained in this code, as adopted or amended, is intended to be more restrictive than the Liquefied Petroleum Gas Safety Rules promulgated by the Texas Railroad Commission. In the event of a conflict between the International Fire Code and these rules where both are applicable to specific situation and the conflict cannot be reconciled, the Liquefied Petroleum Gas Safety Rules shall control.

Sec. 4-25. National Electrical Code Adopted.

The National Electric Code, 2014 edition, as published by the International Code Council, is hereby adopted as if fully set out in this section, with the additions, insertions, deletions and changes prescribed in this Article, on file in the office of the city secretary, as the electrical code for the city.

Sec. 4-26. International Energy Conservation Code Adopted.

The International Energy Conservation Code, 2015 edition, as published by the International Code Council, is hereby adopted as if fully set out in this section, with the additions, insertions, deletions and changes prescribed in this Article, on file in the office of the city secretary.

Sec. 4-27. International Fuel Gas Code Adopted.

The International Fuel Gas Code, 2015 edition, as published by the International Code Council, is hereby adopted as if fully set out in this section, with the additions, insertions, deletions and changes prescribed in this Article, on file in the office of the city secretary, as the gas code for the city. All installations of gas piping shall be installed and regulated in accordance with this code.

Sec. 4-28. International Mechanical Code Adopted.

The International Mechanical Code 2015 edition, as published by the International Code Council, is hereby adopted as if fully set out in this section, with the additions, insertions, deletions and changes prescribed in this Article, as the mechanical code for the city a copy of which is on file in the office of the city secretary.

Sec. 4-29. International Plumbing Code Adopted.

The International Plumbing Code , 2015 edition, as published by the International Code Council and as amended is hereby adopted as the plumbing code for all nonresidential construction and buildings in the city, all installations, including alterations, repairs and replacement of plumbing piping, fittings, fixtures, equipment and appurtenances, which may be connected to the city water or sewerage system shall be regulated in accordance with said International Plumbing Code (2015) on file in the office of the city secretary are hereby adopted as if fully set out in this section, with the additions, insertions, deletions and changes prescribed in this Article.

Sec. 4-30. International Private Sewage Disposal Code Adopted.

The International Private Sewage Disposal Code, 2015 edition, as published by the International Code Council, is hereby adopted as if fully set out in this section, with the additions, insertions, deletions and changes prescribed in this Article, on file in the office of the city secretary, as the gas code for the city.

Sec. 4-31. International Swimming Pool and Spa Code Adopted.

The International Swimming Pool and Spa Code, 2015 edition, as published by the International Code Council, is hereby adopted as if fully set out in this section, with the additions, insertions, deletions and changes prescribed in this Article, on file in the office of the city secretary, as the gas code for the city.

Sec. 4-32. International Existing Building Code Adopted.

The International Existing Building Code, 2015 edition, as published by the International Code Council, is hereby adopted as if fully set out in this section, with the additions, insertions, deletions and changes prescribed in this Article, on file in the office of the city secretary, as the gas code for the city.

Sec. 4-33. International Property Maintenance Code Adopted.

The International Property Maintenance Code, 2015 edition, including appendix chapter A, as published by the International Code Council, is hereby adopted as if fully set out in this section, with the additions, insertions, deletions and changes prescribed in this Article, pursuant to Chapters 214 and 54 of the Texas Local Government Code to provide the minimum standards for all structures within the corporate limits of the city, a copy of which is on file with the office of the city secretary.”

Section 3. Article III, “Codes and Standards”, of Chapter 4, “Buildings and Building Regulations,” of the City Code is hereby deleted in its entirety and replaced with the following:

“ARTICLE III. LOCAL AMENDMENTS TO ADOPTED CODES.

Sec. 4-41. Building Code Amendments.

The following sections of the building code adopted in Article II of this Chapter are hereby revised:

Section 101.1. Insert: City of West Columbia.

Section 103. Including all subsections, is deleted in its entirety. Appeals shall be provided in accordance with Section 4-12 of this Chapter.

Section 105.2. Work exempt from permit, is amended to delete the following subsections from the “Building” category:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.
2. Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible route.

Section 113.3. Is deleted in its entirety.

Section 1612.3 is amended to read as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the governing body has adopted a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in a engineering report applicable to Brazoria County and incorporated areas, as amended or revised, with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The flood hazard map adopted by Chapter 8, Flood Prevention and Protection, of the City of West Columbia Code of Ordinances and supporting data are adopted by reference and declared to be part of this section. The requirements of this International Building Code are in addition to any requirements of Chapter 8 of the City of West Columbia Code of Ordinances.

Sec. 4-42. Residential Code Amendments.

The following sections of the residential code adopted in Article II of this Chapter are hereby revised:

Section R101.1. Insert: City of West Columbia.

Section R101.2.1. Is added to read as follows:

R101.2.1 Tiny Homes. “Tiny homes”, described as single family dwellings of less than eight hundred square feet (800 ft²) that may or may not be constructed to remain in one permanent location, when placed on permanent foundations approved by the building official and separated from all other structures by a minimum of twenty (20) feet shall be permitted to comply with the *International Residential Code for One- and Two-Family Dwellings* and upon passing a final inspection, shall be provided a certificate of occupancy. A *tiny home* that does not have a certificate of occupancy is a mobile home.

Section R103.1. Is deleted in its entirety.

Section R104.8. Is deleted in its entirety

Section R105.2. Work exempt from permit, is amended to delete the following subsection from the “Building” category:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.
2. Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible route.

Section R112.3. Is deleted in its entirety.

Table R301.2(1). Insert the following as a single chart:

Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Subject to Damage From				Winter Design Temp	Ice Shield Underlay Required
			Weathering	Frost Line Depth	Termite	Decay		
0	120 b or c	A	Negligible	0"	Very heavy	Slight to moderate	32	No
Flood Hazards					Air Freezing Index	Mean Annual Temp		

As provided in Chapter 8, Flood Protection and Prevention, of the City of West Columbia Code of Ordinances	9	69.9
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Section P2603.5.1. Insert: twelve inches (12")

Section P2603.5.1. Insert: twelve inches (12")

Section 112, Board of Appeals, is hereby deleted in its entirety, including all subsections, and replaced with the following: Appeals shall be provided in accordance with Section 4-12 of this Chapter.

Sec. 4-43. Fire Code Amendments.

The following sections of the fire code adopted in Article II of this Chapter are hereby revised:

Section 101.1. Insert: City of West Columbia.

Section 103, including all subsections. Is deleted in its entirety.

Section 108, including all subsections is hereby deleted in its entirety, including all subsections, and replaced with the following: Appeals shall be provided in accordance with Section 4-12 of this Chapter.

Section 109.4. Is amended to read as follows: Any person who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense. This penalty shall be in addition to any other remedy provided at law or equity.

Section 111.4. Is amended to read as follows: Failure to comply with any order of the fire code official intended to protect the health and safety of the public shall be unlawful and shall constitute a separate offense.

Section 903.2.8, is amended to read as follows: An *automatic sprinkler system* installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R *fire area*, including multi-family structures, *townhouses, tri-plex* and *quadplex (fourplex)* apartments with no minimum square footage, shall have a *fire sprinkler system* installed, when they contain three or more dwelling units. This section shall not apply to detached one- and two-family dwelling units.

Sec. 4-44. Electrical Code Amendments.

Reserved.

Sec. 4-45. Energy Conservation Code Amendments.

The following sections of the energy conservation code adopted in Article II of this Chapter are hereby revised:

Section C102.1.2 and R102.1.2 are added and shall read as follows:

C102.1.2 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance.

R102.1.2 Alternative compliance. A building certified by a national, state, or local accredited energy efficiency program and determined by the Energy Systems Laboratory to be in compliance with the energy efficiency requirements of this section may, at the option of the Code Official, be considered in compliance. The United States Environmental Protection Agency's Energy Star Program certification of energy code equivalency shall be considered in compliance. Regardless of the program or the path to compliance, each 1- and 2-family dwelling shall be tested for air and duct leakage as prescribed in Section R402.4 and R403.3.3 respectively.

TABLE R406.4, is amended to read as follows in accordance with the International Energy Conservation Code as amended and adopted by the Texas Legislature:

TABLE R406.4 MAXIMUM ENERGY RATING INDEX
(This table is effective until August 31, 2019)

CLIMATE ZONE	ENERGY RATING INDEX
3	65

TABLE
R406.4
MAXIMUM

ENERGY RATING INDEX
(This table is effective from September 1, 2019 to August 31, 2022)

CLIMATE ZONE	ENERGY RATING INDEX
3	63

TABLE R406.4 MAXIMUM ENERGY RATING INDEX

(This table is effective on or after September 1, 2022)

CLIMATE ZONE	ENERGY RATING INDEX
3	59

Sec. 4-46. Fuel Gas Code Amendments.

The following sections of the fuel gas code adopted in Article II of this Chapter are hereby revised:

Section 101.1, Insert: City of West Columbia.

Section 103, (FGC) Department of Inspection, is hereby deleted in its entirety, including all subsection.

Section 106.6.2 and 106.6.3. Amended to read as follows: The fee for work schedule shall be as adopted by City Council.

Section 108.4 Misdemeanor.

Section 108.5 \$2,000.00.

Section 109, Means of Appeal, is hereby deleted in its entirety, including all subsections, and replaced with the following: Appeals shall be provided in accordance with Section 4-12 of this Chapter.

Sec. 4-47. Mechanical Code Amendments.

The following sections of the mechanical code adopted in Article II of this Chapter are hereby revised.

Section 103.4. Is deleted in its entirety.

Section 106.5.2. Is amended to read as follows: The fees for mechanical work shall be in accordance with the fee schedule adopted by the City of West Columbia.

Section 109, Means of Appeal, is deleted in its entirety, including all subsections, and replaced with the following: Appeals shall be provided in accordance with Section 4-12 of this Chapter.

Sec. 4-48. Plumbing Code Amendments.

The following sections of the plumbing code adopted in Article II of this Chapter are hereby revised.

Section P101.1. Insert: City of West Columbia.

Section P106.6.. Is deleted in its entirety, including all subsections, and replaced with the following: The fees for plumbing work, including work performed without a permit, shall be in accordance with the fee schedule adopted by the City of West Columbia.

Section P108.4. Amended to read as follows: Any person, firm, or corporation violating the terms of the plumbing code shall be guilty of a misdemeanor and punished by a fine up to \$2,000.00. Each day that any violations of, or failure to comply with, this article is committed or permitted to continue shall constitute a separate and distinct offense under this section.

Section P108.5. last sentence is amended to read as follows: Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not more than two thousand dollars (\$2,000).

Section 109. Is deleted in its entirety, including all subsections, and replaced with the following: Appeals shall be provided in accordance with Section 4-12 of this Chapter.

Section 301.4.1 is added as follows:

301.4.1. Notwithstanding any other provision to the contrary, connection to the public sewer system or public water supply is required when the mains or lines of the public system are within 200 feet of the premises in question.

Section P305.6.1. Insert: twelve inches (12").

Section P305.6.1. Insert: twelve inches (12").

Section P903.1. Insert: eighteen inches (18").

Sec. 4-49. Private Sewage Disposal Code Amendments.

The following sections of the private sewage disposal code adopted in Article II of this Chapter are hereby revised.

Section 101.1. Insert City of West Columbia

Section 103. Department of Private Sewage Disposal Inspection, including all subsections, is deleted in its entirety.

Section 106.4.2. Is amended to read as follows: The fee for work schedule shall be as adopted by City Council.

Section 106.4.3. Is deleted in its entirety.

Section 108.4. Amended to read as follows: Any person, firm, or corporation violating the terms of the code shall be guilty, upon conviction, of a misdemeanor and punished by a fine up to \$2,000.00. Each day that any violations of, or failure to comply with, this article is committed or permitted to continue shall constitute a separate and distinct offense under this section.

Section 108.5. last sentence is amended to read as follows: Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not more than two thousand dollars (\$2,000).

Section 109. Means of Appeal, is deleted in its entirety, including all subsections, and replaced with the following: Appeals shall be provided in accordance with Section 4-12 of this Chapter.

Section 405.2.5. Insert such date as proscribed by TCEQ regulations or the code official.

Section 405.2.6. Insert such date as proscribed by TCEQ regulations or the code official.

Sec. 4-50. Swimming Pool and Spa Code Amendments.

The following sections of the swimming pool code adopted in Article II of this Chapter are hereby revised.

Section 101.1. Insert City of West Columbia

Section 103. Department of Building Safety, including all subsections, is deleted in its entirety.

Section 105.6.2. Is amended to read as follows: The fee for work schedule shall be as adopted by City Council.

Section 105.6.3. Is deleted in its entirety.

Section 107.4. Amended to read as follows: Any person, firm, or corporation violating the terms of the code shall be, upon conviction, guilty of a misdemeanor and punished by a fine up to \$2,000.00. Each day that any violations of, or failure to comply with, this article is committed or permitted to continue shall constitute a separate and distinct offense under this section.

Section 107.5. Last sentence is amended to read as follows: Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable, upon conviction, for a fine of not more than two thousand dollars (\$2,000).

Section 108. Means of Appeal, is deleted in its entirety, including all subsections, and replaced with the following: Appeals shall be provided in accordance with Section 4-12 of this Chapter.

Sec. 4-51. Existing Building Code Amendments.

The following sections of the existing building code adopted in Section 10--31 are hereby revised.

Section 101.1. Insert City of West Columbia

Section 103. Department of Building Safety, including all subsections, is deleted in its entirety.

Section 104.8. Liability, is deleted in its entirety.

Section 112, Board of Appeals, is deleted in its entirety, including all subsections, and replaced with the following: Appeals shall be provided in accordance with Section 4-12 of this Chapter.

Section 1401.2. Insert June 1, 2018.

Sec. 4-52. Property Maintenance Code Amendments.

The following sections of the property maintenance code adopted in Article II of this Chapter are hereby revised.

Chapter 1 is replaced with Exhibit A showing amendments and deletions to that chapter, attached to this ordinance and incorporated herein by reference.

Section 302.4. Insert eighteen inches (18”).

Section 303.1. Is amended to read as follows: Swimming pools shall be maintained in a clean and sanitary condition, and in good repair. Swimming pools

containing water that is black or green in color, or that contain algae or other plants shall be deemed unsanitary.

Section 303.3 is hereby added and shall read as follows: All swimming pools, spas, hot tubs, ponds or other aesthetic or recreational areas designed to contain water more than 24 inches in depth shall be treated or emptied when not in use to prevent creation of breeding grounds for mosquitos.

Section 304.14. Is amended to require ventilation screens year round.

Section 602.3. Insert: November 1, February 28.

Section 602.4. Insert: November 1, February 28.

Section 4. Penalty. Any person who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense. This penalty shall be in addition to any other remedy provided at law or equity.

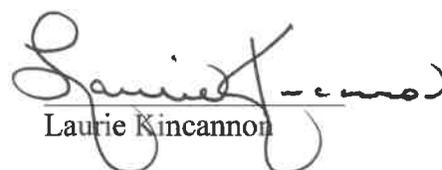
Section 5. Repeal. This ordinance is intended to be cumulative and shall not repeal any previous ordinance except to the extent that any provision of such ordinance is inconsistent and cannot be reconciled with any provision contained herein.

Section 6. Publication and Effective Date. This ordinance shall be effective immediately upon adoption and publication of this ordinance or a caption that summarizes the purpose of this ordinance and the penalty for violating this ordinance in every issue of the official newspaper for two days, or one issue of the newspaper if the official newspaper is a weekly paper, in accordance with Section 52.011 of the Texas Local Government Code.

Section 7. Severability. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of West Columbia, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED, APPROVED AND ADOPTED this the 11th day of June, 2018.

APPROVED:


Laurie Kincannon

Mayor

ATTEST:

Kelli R. Kuban
Kelli Kuban
City Secretary

EXHIBIT A – INTERNATIONAL PROPERTY MAINTENANCE CODE CHAPTER 1 SCOPE AND ADMINISTRATION

PART 1 — SCOPE AND APPLICATION

SECTION 101 GENERAL

[A] **101.1 Title.** These regulations shall be known as the *International Property Maintenance Code* of the City of West Columbia, Texas (the "City"), which has adopted it, including any additions, deletions, amendments, or other requirement of the Code of Ordinances of the City when related to health and safety, hereinafter referred to as "this code."

[A] **101.2 Scope.** The provisions of this code shall apply to all existing residential and nonresidential structures and all existing *premises* and constitute minimum requirements and standards for *premises*, structures, equipment and facilities for light, *ventilation*, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance; the responsibility of *owners, owner's authorized agent, operators* and *occupants*; the *occupancy* of existing structures and *premises*, and for administration, enforcement and penalties.

[A] **101.3 Intent.** This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued *occupancy* and maintenance of structures and *premises*. Existing structures and *premises* that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

[A] **101.4 Severability.** If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 102 APPLICABILITY

[A] **102.1 General.** Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where, in a specific case, different sections of this code or a section of this code and another requirement of the City specify different requirements, the most restrictive shall govern.

[A] **102.1.1 Treatment of Apartment Complexes** For the purposes of this code, an apartment complex shall be treated as a single structure when common areas

fail to be maintained in compliance with this code. Common stairwells and walkways of each building may be treated as common areas for purposes of this code.

[A] **102.2 Maintenance.** Equipment, systems, devices and safeguards required by this code or a previous regulation or code under which the structure or *premises* was constructed, altered or repaired shall be maintained in good working order. No *owner, owner's authorized agent, operator* or *occupant* shall cause any service, facility, equipment or utility that is required under this section to be removed from, shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures. Except as otherwise specified herein, the *owner* or the *owner's* authorized agent shall be responsible for the maintenance of buildings, structures and *premises*.

[A] **102.3 Application of other codes.** Repairs, additions or alterations to a structure, or changes of *occupancy*, shall be done in accordance with the procedures and provisions of the *International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code* and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any ~~provision of the *International Zoning Code*~~ other requirement of the City.

[A] **102.4 Existing remedies.** The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any structure that is dangerous, unsafe and insanitary.

[A] **102.5 Workmanship.** Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a *workmanlike* manner and installed in accordance with the manufacturer's instructions.

[A] **102.6 Historic buildings.** The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings where such buildings or structures are judged by the *code official* to be safe and in the public interest of health, safety and welfare.

**EXHIBIT A – INTERNATIONAL PROPERTY MAINTENANCE CODE CHAPTER 1
SCOPE AND ADMINISTRATION**

[A] 102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.7.1 and 102.7.2.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.

[A] 102.7.1 Conflicts. Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

[A] 102.7.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.

[A] 102.8 Requirements not covered by code. Requirements necessary for the strength, stability or proper operation of an existing fixture, structure or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the *code official*.

[A] 102.9 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

[A] 102.10 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

PART 2 — ADMINISTRATION AND ENFORCEMENT

**SECTION 103
DEPARTMENT OF PROPERTY MAINTENANCE
INSPECTION CODE OFFICIAL, DEPUTIES,
LIABILITY, AND FEES**

[A] 103.1 Board of Appeals. General. ~~The department of property maintenance inspection is hereby created and the executive official in charge thereof shall be known as the *code official*. The Board of Appeals, as appointed by the City Council, of the City of West Columbia is hereby designated to hear appeals and hold public hearings in accordance with this code, hereinafter referred to as “board of appeals” or the “board”.~~

[A] 103.2 Appointment. The *code official* shall be the building official, appointed by the chief appointing authority The building official shall be selected in accordance with City Code.

[A] 103.3 Deputies. In accordance with the prescribed procedures of ~~this jurisdiction~~ the City and with the concurrence of the appointing authority, the *code official* shall ~~have the authority to~~ may appoint a deputy(s). Such employees shall have powers as delegated by the *code official*.

[A] 103.4 Liability. ~~The *code official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties.~~

[A] 103.4.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The *code official* or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

[A] 103.5 Fees. The fees for activities and services performed ~~by the department in carrying out its responsibilities under this code shall be as indicated in the following schedule.~~ ~~[JURISDICTION TO INSERT APPROPRIATE SCHEDULE.]~~ under this code shall be as provided by the adopted fee schedule of the City.

**SECTION 104
DUTIES AND POWERS OF THE CODE
OFFICIAL**

[A] 104.1 General. The *code official* is hereby authorized and directed to enforce the provisions of this code. The *code official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

[A] 104.2 Inspections. The *code official* shall make all of the required inspections, or shall accept reports of inspection by *approved* agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such *approved* agency or by the responsible individual. The *code official* is authorized to engage such expert opinion as

EXHIBIT A – INTERNATIONAL PROPERTY MAINTENANCE CODE CHAPTER 1 SCOPE AND ADMINISTRATION

deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

[A] 104.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the *code official* has reasonable cause to believe that there exists in a *structure* or upon a *premises* a condition in violation of this code, the *code official* is authorized to enter the structure or *premises* at reasonable times to inspect or perform the duties imposed by this code, provided that if such *structure* or *premises* is occupied the *code official* shall present credentials to the *occupant* and request entry. If such structure or *premises* is unoccupied, the *code official* shall first make a reasonable effort to locate the *owner*, *owner's authorized agent*, or other person having charge or control of the *structure* or *premises* and request entry. If entry is refused, the *code official* shall have recourse to the remedies provided by law to secure entry.

[A] 104.4 Identification. The *code official* shall carry proper identification when inspecting *structures* or *premises* in the performance of duties under this code.

[A] 104.5 Notices and orders. The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

[A] 104.6 Department records. The *code official* shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.

SECTION 105 APPROVAL

[A] 105.1 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases upon application of the *owner* or *owner's authorized agent*, provided the *code official* shall first find that special individual reason makes the strict letter of this code impractical, the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

[A] 105.2 Alternative materials, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material or method of construction shall be *approved* where the *code official* finds that the proposed design is satisfactory and complies with the intent of the

provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not *approved*, the *code official* shall respond in writing, stating the reasons the alternative was not *approved*.

[A] 105.3 Required testing. Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *code official* shall have the authority to require tests to be made as evidence of compliance at no expense to the jurisdiction.

[A] 105.3.1 Test methods. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *code official* shall be permitted to approve appropriate testing procedures performed by an *approved agency*.

[A] 105.3.2 Test reports. Reports of tests shall be retained by the *code official* for the period required for retention of public records.

[A] 105.4 Used material and equipment. The use of used materials that meet the requirements of this code for new materials is permitted. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested where necessary, placed in good and proper working condition and *approved* by the *code official*.

[A] 105.5 Approved materials and equipment. Materials, equipment and devices *approved* by the *code official* shall be constructed and installed in accordance with such approval.

[A] 105.6 Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

SECTION 106 VIOLATIONS

[A] 106.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

[A] 106.2 Notice of violation. The *code official* shall serve a notice of violation or order in accordance with Section 107; except citations shall be issued and notice of citation provided in accordance with state law.

EXHIBIT A – INTERNATIONAL PROPERTY MAINTENANCE CODE CHAPTER 1 SCOPE AND ADMINISTRATION

[A] 106.3 Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 107 or issued citation shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a *strict liability offense*. If the notice of violation is not complied with, the *code official* shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful *occupancy* of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such *premises* shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

[A] 106.4 Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

[A] 106.5 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction ~~city attorney~~ or other counsel retained by the City from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal *occupancy* of a building, structure or *premises*, or to stop an illegal act, conduct, business or utilization of the building, structure or *premises*.

SECTION 107 NOTICES AND ORDERS

[A] 107.1 Notice to person responsible. Whenever the *code official* determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violation *owner* as specified in this code and identified in accordance with section 107.1.1. ~~Notices for condemnation procedures shall also comply with Section 108.3.~~

[A] 107.1.1 Owner for purposes of this section. All notices shall be sent to the *owner* of the affected premises or structure, who shall be identified by a diligent search of the following records:

1. county real property records of the county in which the building is located;
2. appraisal district records of the appraisal district in which the building is located;
3. records of the secretary of state;

4. assumed name records of the county in which the building is located;
5. tax records of the municipality; and
6. utility records of the municipality.

[A] 107.2 Form. Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the *dwelling unit* or structure into compliance with the provisions of this code.
5. Inform the property *owner* or owner's authorized agent of the right to appeal.
6. Include a statement of the right to file a lien in accordance with Section 106.3.

[A] 107.2.1 Additional requirements for notice of unsafe structure. In addition to the form prescribed in Section 107.2, notice of an *unsafe structure* shall include:

1. the date of the scheduled public hearing; or a copy of the board of appeals determination and order;
2. a statement that the owner will be required to submit at the hearing proof of the scope of any work that may be required to comply with this code and city ordinances and the time it will take to reasonably perform the work; and
3. a statement that the city may take the actions ordered if the owner does not complete those actions prior to the deadline imposed at the public hearing, which may be 30 days from the date of the public hearing.

[A] 107.3 Method of service. Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified or first-class mail, return receipt requested, addressed to the last known address; or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice; or
4. Notice given in compliance with Section 342.006 of the Texas Health and Safety Code.

EXHIBIT A – INTERNATIONAL PROPERTY MAINTENANCE CODE CHAPTER 1 SCOPE AND ADMINISTRATION

notwithstanding any other requirement of this code, shall be sufficient notice under this Section 107.

[A] 107.4 **Unauthorized tampering.** Signs, tags or seals posted or affixed by the *code official* shall not be mutilated, destroyed or tampered with, or removed without authorization from the *code official*.

[A] 107.5 **Penalties.** Penalties for noncompliance with orders and notices shall be as set forth in Section 106.4.

[A] 107.6 **Transfer of ownership.** It shall be unlawful for the *owner* of any *dwelling unit* or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such *dwelling unit* or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such *owner* or the *owner's* authorized agent shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the *code official* and shall furnish to the *code official* a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

SECTION 108 UNSAFE STRUCTURES AND EQUIPMENT

[A] 108.1 **General.** When a structure or equipment is found by the *code official* to be unsafe, the *code official* may recommend require the vacation, relocation of occupants, securing, repair, removal, or demolition of an unsafe structure or premises pursuant to the provisions of this code.

[A] 108.1.1 **Unsafe structures.** An *unsafe structure* is one that is found to be a hazard to the public health, safety, and welfare due to one or more of the following conditions: dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

1. the structure is dilapidated as defined by section 108.1.5, substandard as defined by section 108.1.4, or unfit for human habitation as defined by section 108.1.3;
2. the structure is, regardless of its structural condition, unoccupied by its owners, lessees, or

other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or

3. the structure is boarded up, fenced, or otherwise secured in any manner that constitutes a danger to the public even though secured from entry; or the means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection 2.

[A] 108.1.2 **Unsafe equipment.** Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the *premises* or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or *occupants* of the *premises* or structure.

[A] 108.1.3 **Structure unfit for human occupancy.** A structure is unfit for human *occupancy* whenever the *code official* finds that such structure is ~~unsafe, unlawful or~~ because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the *occupants* of the structure or to the public.

[A] 108.1.4 **Unlawful Substandard structure.** ~~An unlawful~~ A *substandard structure* is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

[A] 108.1.5 **Dangerous Dilapidated structure or premises.** For the purpose of this code, any structure or *premises* that has any or all of the conditions or defects described below shall be considered dangerous:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, *deterioration*, *neglect*,

EXHIBIT A – INTERNATIONAL PROPERTY MAINTENANCE CODE CHAPTER 1 SCOPE AND ADMINISTRATION

abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become *detached* or dislodged.

4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, *deterioration*, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and *occupancy*.
7. The building or structure is *neglected*, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, *ventilation*, mechanical or plumbing system, or otherwise, is determined by the *code official* to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system,

plumbing system or other cause, is determined by the *code official* to be a threat to life or health.

11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

[A] 108.1.6 Procedure for Abatement of Unsafe Structures. If a structure has been identified as unsafe, the *code official* shall:

1. schedule a public hearing with the board of appeals to determine whether the structure is unsafe and to order the structure vacated, secured, repaired, removed, or demolished by the owner and the occupants relocated within a reasonable time if such a determination is made;
2. send notice in accordance with section 107 that the code official has identified an unsafe structure on the premises, including the specific conditions that render the structure unsafe and the date of the scheduled public hearing;
3. file or cause to be filed a copy of the notice in the real property records of the county in which the unsafe structure is located;
4. verify and document the condition of the unsafe structure within 48 hours of the scheduled public hearing;
5. report the condition of the unsafe structure to the board of appeals at the public hearing and recommend the vacation, relocation of occupants, securing, repair, removal, or demolition of the unsafe structure within 30 days; provided, the board of appeals may allow the owner up to 90 days to repair, remove, or demolish the unsafe structure, or to submit at the hearing a detailed plan and time schedule for the work if the owner establishes at the hearing that the work cannot reasonably be completed within 90 days because of the scope and complexity of the work;
6. send notice in accordance with section 107 of the board's determination and order within 10 days after the order is issued;
7. publish or cause to be published in a newspaper of general circulation in the city in which the unsafe structure is located a notice containing: the street address or legal description of the property; the date the public hearing was held; a brief statement indicating the results of the order; and instructions stating where a complete copy of the order may be obtained;

EXHIBIT A – INTERNATIONAL PROPERTY MAINTENANCE CODE CHAPTER 1 SCOPE AND ADMINISTRATION

8. verify and document the condition of the unsafe structure following the date specified by the order;
9. take no action nor cause any action to be taken until 20 days has elapsed from the date of the order with no appeal filed in accordance with section 111.1; 30 days has elapsed from the date of the order with no appeal for court review filed in accordance with section 111.7; and the condition of the unsafe structure remains unsafe; provided, if an appeal has been filed in accordance with sections 111.1 or 111.7, the appeal shall stay all enforcement, other than emergency measures taken under section 109, until the appeal is heard; and
10. provided no appeal has been filed and the deadline for such appeal has elapsed, timely commence the vacation, relocation of occupants, securing, repair, removal, or demolition of the unsafe structure pursuant to the order of the board of appeals and document all actions taken.

[A] 108.2 Closing–Securing of vacant structures. If the unsafe structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the *code official* is authorized to post a placard of condemnation on the *premises* and order the structure closed up and secured so as not to be an attractive nuisance. Upon failure of the *owner* or *owner's* authorized agent to close up the *premises* within the time specified in the order, the *code official* shall cause the *premises* to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.**process for securing

[A] 108.2.1 Authority to disconnect service utilities. The *code official* shall have the authority to authorize disconnection or prevent connection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 102.7 in case of emergency or where necessary to enforce this code to eliminate an immediate hazard to life or property or where such utility connection has been made without approval. The *code official* shall notify the serving utility and, whenever possible, the *owner* or *owner's* authorized agent and *occupant* of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the *owner*, *owner's* authorized agent or *occupant* of the building structure or service system shall be notified in writing as soon as practical thereafter.

[A] 108.3 Notice and Placarding. Whenever the *code official* has condemned identified as unsafe a structure or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the *owner*, *owner's* authorized agent or the person or persons responsible for the structure or equipment in accordance with Section 107.3. If the notice pertains to equipment, it shall also be placed on the condemned unsafe equipment. The notice shall be in the form prescribed in Section 107.2

~~**[A] 108.4 Placarding.** Upon failure of the *owner*, *owner's* authorized agent or person responsible to comply with the notice provisions within the time given,~~ The *code official* shall post on the *premises* or on defective equipment a placard bearing the word “condemned”–“Unsafe, it shall be unlawful to occupy this building” and a statement of the penalties provided for occupying the *premises*, operating the equipment or removing the placard.

[A] 108.4.1 Placard removal. The *code official* shall remove the ~~condemnation~~ placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the *code official* shall be subject to the penalties provided by this code.

~~**[A] 108.5 Prohibited occupancy Vacating of Structure.** Any occupied structure condemned found to be unsafe and placarded by the *code official* shall be vacated as ordered by the *code official*. Any person who shall occupy a placarded *premises* or shall operate placarded equipment, and any *owner*, *owner's* authorized agent or any person responsible for the *premises* who shall let anyone occupy a placarded *premises* or operate placarded equipment shall be liable for the penalties provided by this code.~~

[A] 108.6 Abatement methods. The *owner*, *owner's* authorized agent *operator* or *occupant* of a building, *premises* or equipment deemed unsafe by the *code official* shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.

[A] 108.7 Record. The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the *occupancy* of the structure and the nature of the unsafe condition.

SECTION 109 EMERGENCY MEASURES

[A] 109.1 Imminent danger. When, in the opinion of the *code official*, there is *imminent danger* of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the

EXHIBIT A – INTERNATIONAL PROPERTY MAINTENANCE CODE CHAPTER 1 SCOPE AND ADMINISTRATION

structure, or when there is actual or potential danger to the building *occupants* or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the *code official*, after approval of the governing body of the City, is hereby authorized and empowered to order and require the *occupants* to vacate the *premises* forthwith. The *code official* shall cause to be posted at each entrance to such structure a notice reading as follows: "This *Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official.*" It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

[A] 109.2 Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the *code official*, there is *imminent danger* due to an unsafe condition, the *code official* shall may order the necessary work to be done to temporarily secure the structure, including the boarding up of openings, to render such structure temporarily safe ~~whether or not the legal procedure herein described has been instituted~~; and shall cause such other action to be taken as the *code official* deems necessary to meet such emergency; provided the structure is unoccupied or is occupied only by persons who do not have a right of possession to the building. Before the 11th day after the date the structure is secured, notice shall be provided in accordance with section 107

[A] 109.3 Closing streets. When necessary for public safety, the *code official* shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, *public ways* and places adjacent to unsafe structures, and prohibit the same from being utilized.

[A] 109.4 Emergency repairs. For the purposes of this section, the *code official* shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

[A] 109.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the *owner* or *owner's* authorized agent of the *premises* where the unsafe structure is or was located for the recovery of such costs.

[A] 109.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon written request petition directed to the appeals board within 30 days after the date the City secures the building, be afforded a hearing as described in this code within 20 days after the date the request is filed.

SECTION 110 DEMOLITION

[A] 110.1 General. The *code official* shall order the *owner* or *owner's* authorized agent of any *premises* upon which is located any structure, which in the *code official's* or *owner's* authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the *owner's* option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the *code official* shall order the *owner* or *owner's* authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless *approved* by the building official.

[A] 110.2 Notices and orders. Notices and orders shall comply with Section 107.

[A] 110.3 Failure to comply. If the *owner* of a *premises* or *owner's* authorized agent fails to comply with a demolition order within the time prescribed, the *code official*, after approval of the governing body of the City, shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

[A] 110.4 Salvage materials. When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

SECTION 111 MEANS OF APPEAL AND PUBLIC HEARINGS

[A] 111.1 Application for appeal. Any person directly affected by a decision of the *code official* or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the

EXHIBIT A – INTERNATIONAL PROPERTY MAINTENANCE CODE CHAPTER 1 SCOPE AND ADMINISTRATION

day the decision, notice or order was served, except as otherwise provided by section 109 for appeals of Emergency Repairs or other action taken under section 109. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. An application for appeal under section 111.1 is an administrative remedy and shall not preclude an appeal for court review of an order by the board of appeals in accordance with section 111.7.

~~[A] 111.2 Membership of board.~~ The board of appeals shall consist of not less than three members who are qualified by experience and training to pass on matters pertaining to property maintenance and who are not employees of the jurisdiction. The *code official* shall be an ex-officio member but shall have no vote on any matter before the board. The board shall be appointed by the chief appointing authority, and shall serve staggered and overlapping terms.

~~[A] 111.2.1 Alternate members.~~ The chief appointing authority shall appoint not less than two alternate members who shall be called by the board chairman to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership.

~~[A] 111.2.2 Chairman.~~ The board shall annually select one of its members to serve as chairman.

~~[A] 111.2.3 Disqualification of member.~~ A member shall not hear an appeal in which that member has a personal, professional or financial interest.

~~[A] 111.2.4 Secretary.~~ The chief administrative officer shall designate a qualified person to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the chief administrative officer.

~~[A] 111.2.5 Compensation of members.~~ Compensation of members shall be determined by law.

[A] 111.3 Notice of meeting. The jurisdiction City may, but is not required to, hold additional public hearings as part of the procedure for the abatement of unsafe structures prescribed in section 108.1.6. Notice of such additional public hearings shall be sent to the *owner* in accordance with section 107.

[A] 111.4 Open hearing. Hearings before the board shall be subject to the Open Meetings Act, open to the public. The appellant, the appellant's representative, the *code official* and any person whose interests are affected shall be given an opportunity to be heard. A

~~quorum shall consist of a minimum of two-thirds of the board membership.~~

[A] 111.4.1 Procedure. The board shall adopt and make available to the public through the secretary procedures, if any, under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.

~~[A] 111.5 Postponed hearing.~~ When the full board is not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

[A] 111.6 Board decision. The board shall modify or reverse the decision of the *code official* only by a concurring vote of a majority of the total number of appointed board members.

~~[A] 111.6.1 Records and copies.~~ The decision of the board shall be recorded. Copies shall be furnished to the appellant and to the *code official*.

[A] 111.6.2 Administration. The *code official* shall take immediate action in accordance with the decision of the board.

[A] 111.7 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law, following the filing of the decision in the office of the chief administrative officer. Appeals under this section must be filed in the district court within the county where the unsafe structure is located within 30 days of the date the order is issued by the board of appeals.

[A] 111.8 Stays of enforcement. Appeals of notice and orders (other than *Imminent Danger* notices) shall stay the enforcement of the notice and order until the appeal is heard by the appeals board.

SECTION 112 STOP WORK ORDER

[A] 112.1 Authority. Whenever the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

[A] 112.2 Issuance. A stop work order shall be in writing and shall be given to the *owner* of the property, to the *owner's* authorized agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

**EXHIBIT A – INTERNATIONAL PROPERTY MAINTENANCE CODE CHAPTER 1
SCOPE AND ADMINISTRATION**

[A] 112.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

[A] 112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is

directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not ~~less than~~ [AMOUNT] dollars or more than \$2,000.00 dollars per violation.