

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Development Services – Building Permits & Inspections

AGENDA DATE: August 17, 2010

CONTACT PERSON NAME AND PHONE NUMBER:
Victor Morrison-Vega, Deputy Director
(915) 541-4556

DISTRICT(S) AFFECTED: All

SUBJECT:

An Ordinance adopting the 2009 Edition of the International Property Maintenance Code and amending Title 18 (Building and Construction), Chapter 18.50 (Property Maintenance Code), of the El Paso City Code, to provide for local amendments to the 2009 International Property Maintenance Code, the penalty being as provided in Section 18.02.107 (Violations and Penalties) of the El Paso City Code.

BACKGROUND / DISCUSSION:

The 2009 Edition of the International Codes have been published, and the Property Maintenance Code is proposed to be updated to this Edition with local amendments. The City Council authorized the use of the International Codes with the adoption of the 2000 Codes in approximately 2001 and since that time the building codes have been modified to fit the latest version. The major changes include the following:

- Applicability to vacant buildings added.
- Definitions expanded.
- Boarding standards revised/adopted.

PRIOR COUNCIL ACTION:

The proposed regulations were drafted by City staff and presented to the Planning & Development Legislative Review Committee on June 28, 2010. Action by the LRC was deferred to the full City Council, and the LRC report presented on July 20, 2010. Policy direction was presented, and the proposed Ordinance has been redrafted pursuant to this action.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD: _____

Proadauto

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

Information copy to appropriate Deputy City Manager

ORDINANCE NO. _____

AN ORDINANCE ADOPTING THE 2009 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE AND AMENDING TITLE 18 (BUILDING AND CONSTRUCTION), CHAPTER 18.50 (PROPERTY MAINTENANCE CODE), OF THE EL PASO CITY CODE, TO PROVIDE FOR LOCAL AMENDMENTS TO THE 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE PENALTY BEING AS PROVIDED IN SECTION 18.02.107 (VIOLATIONS AND PENALTIES) OF THE EL PASO CITY CODE.

WHEREAS, the 2009 edition of the International Property Maintenance Code has been published and adoption of the 2009 edition of the International Property Maintenance Code is now proposed; and

WHEREAS, the Development Services Department Director and the Planning and Development Legislative Review Committee have reviewed and favorably recommend the adoption of the 2009 International Property Maintenance Code together with the local amendments appropriate for the City of El Paso; and

WHEREAS, the City Council has deemed the proposed local amendments appropriate for the City of El Paso.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

A. That the book entitled "International Property Maintenance Code," 2009 Edition, a copy of which authenticated by the City Clerk is on file in the City Clerk's Office, is hereby adopted by the City Council for the City of El Paso.

B. That Title 18 (Building and Construction), Chapter 18.50 (Property Maintenance Code), of the El Paso City Code, containing the local amendments to the 2009 International Property Maintenance Code, shall be and is hereby amended in its entirety to read as follows:

18.50.010 Short title.

This chapter may be cited as the "Property Maintenance Code."

18.50.020 Adoption.

The book entitled "International Property Maintenance Code," 2009 Edition, a copy of which authenticated by the City Clerk is on file in the City Clerk's Office, is adopted as the Property Maintenance Code of the City, as fully as if copied at length in this chapter, but with the amendments set forth in this chapter and Chapter 18.02, the Building and Administrative Code of the City of El Paso.

18.50.030 Section 202 General Definitions, amended.

International Property Maintenance Code, 2009 Edition, Section 202 General Definitions is hereby amended to add the following definitions to read as follows:

BOARD. The Building and Standards Commission for the City of El Paso.

OFFICIAL. The Building Official or any duly authorized representative or designee of the City Manager.

URBAN NUISANCE. A premises or structure that is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety and welfare.

STREET FACADE. The elevation of the structure facing or abutting a public street including the main public access or entry to the structure.

VACANT. The term “vacant” shall have the meaning as defined in Chapter 18.40 of this title.

18.50.040 Section 301.1 Scope, amended.

International Property Maintenance Code, 2009 Edition, Section 301.1 Scope is hereby amended to read as follows:

301.1 Scope.

The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property and shall apply to both vacant and occupied structures and premises.

18.50.050 Section 302.2 Grading and drainage, amended.

International Property Maintenance Code, 2009 Edition, Section 302.2 Grading and Drainage, is hereby amended to read as follows:

302.2 Grading and drainage.

All premises shall be graded and/or maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

18.50.060 Section 302.4 Weeds, amended.

International Property Maintenance Code, 2009 Edition, Section 302.4 Weeds, is hereby amended to read as follows:

302.4 Weeds, Trash, Rubbish and other Matter.

All premises and exterior property shall be maintained free from weeds or plant growth in accordance with Chapter 9.04 of the City Code.

18.50.070 Section 304.3 Premises identification, amended.

International Property Maintenance Code, 2009 Edition, Section 304.3 Premises Identification, is hereby amended to read as follows:

304.3 Premises Identified.

Premises shall be identified in accordance with the requirements of Chapter 18.08 or 18.10 of the City Code.

18.50.080 Section 304.14 Insect screens, amended.

International Property Maintenance Code, 2009 Edition, Section 304.14 Insect screens, is hereby amended to read as follows:

304.14 Insect Screens.

Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

18.50.090 Section 310 Additional requirements for vacant structures, added.

International Property Maintenance Code, 2009 Edition, Section 310 Additional requirements for vacant structures, is hereby added to read as follows:

Section 310 Additional requirements for vacant structures.

310.1 Street facade windows and doors.

On the street facade, the exterior surface of any window shall not be covered by any substance or adhesive material sprayed, painted or otherwise applied to the windows. All street facade windows and doors having cracked, broken or missing glass or glazing material shall be repaired and replaced with glass and glazing material in a manner compatible with the original design of the structure.

310.2 Fire Safety and Security.

Structures that have a certificate of occupancy designated as assembly (A), business (B), educational (E), factory (F), hazard (H), institutional (I), mercantile (M), or utility (U) shall comply with the following additional requirements:

1. Existing fire suppression systems shall be maintained and be in working order in conformance with the currently adopted International Fire Code.
2. Security and fire alarms and security lighting shall be installed, be placed in use, and be maintained in an operable condition at all times. Additional security methods and systems shall be compatible with the original exterior of the structure and not detract from the aesthetic appearance of the structure or adjacent buildings as determined by building official.

310.3 Historic Buildings.

Any restoration, rehabilitation, maintenance or demolition of a historic building and any building with a historic zoning overlay is subject to the requirements of this chapter and chapter 20.20 of this code, and whichever being the more restrictive shall govern.

18.50.100 Section 501.1 Scope, amended.

International Property Maintenance Code, 2009 Edition, Section 501.1 Scope, is hereby amended to read as follows:

501.1 Scope.

The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided for both vacant and occupied structures and premises.

18.50.110 Section 503.4 Floor surface, amended.

International Property Maintenance Code, 2009 Edition, Section 503.4 Floor surface, is hereby amended to read as follows:

503.4 Floor surface.

In other than owner occupied dwelling units, every toilet room floor shall be constructed of a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

18.50.120 Section 601.1 Scope, amended.

International Property Maintenance Code, 2009 Edition, Section 601.1 Scope, is hereby amended to read as follows:

601.1 Scope.

The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided for both vacant and occupied structures and premises.

18.50.130 Section 605.2 Receptacles, amended.

International Property Maintenance Code, 2009 Edition, Section 605.2 Receptacles, is hereby amended to read as follows:

605.2 Receptacles.

Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle with ground fault circuit interrupter protection. Every countertop outlet within five feet of the flood rim of the kitchen sink shall be a ground fault circuit interrupter receptacle.

18.50.140 Section 605.3 Luminaires, amended.

International Property Maintenance Code, 2009 Edition, Section 605.3 Luminaires, is hereby amended to read as follows:

605.3 Lighting Fixtures.

Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room, furnace room, attached garage, and detached garage with electric power shall be provided with at least one wall switch controlled ceiling or wall type light fixture.

18.50.150 Section 701.1 Scope, amended.

International Property Maintenance Code, 2009 Edition, Section 701.1 Scope, is hereby amended to read as follows:

701.1 Scope.

The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided, for both vacant and occupied structures and premises.

18.50.160 Appendix A, Boarding Standard, adopted.

International Property Maintenance Code, 2009 Edition, Appendix A, Boarding Standard, is hereby adopted in its entirety.

18.50.170 Appendix A, Boarding Standard, Section A101.1 General, amended.

International Property Maintenance Code, 2009 Edition, Appendix A, Boarding Standard, Section A101.1 General, is hereby amended to read as follows:

A101.1 General.

Except as otherwise required by this chapter, all windows and doors shall be boarded in an approved manner to prevent entry by unauthorized persons and shall be painted to correspond to the color of the existing structure.

C. All references to the NEC, National Electrical Code, shall be construed to mean the Electrical Code of the City of El Paso.

D. The effective date of this ordinance shall be January 1, 2011. This ordinance shall be applicable to all permit applications received on or after that date.

E. Except as herein provided, Title 18 (Building and Construction) shall remain in full force and effect.

(Signatures begin on following page)

PASSED AND APPROVED this _____ day of _____, 2010.

THE CITY OF EL PASO

John F. Cook
Mayor

ATTEST:

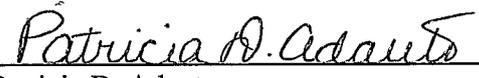
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Cynthia Osborn
Assistant City Attorney

APPROVED AS TO CONTENT:



Patricia D. Adauto
Deputy City Manager
Development & Infrastructure Services

Title 18 BUILDING AND CONSTRUCTION

Chapter 18.50 PROPERTY MAINTENANCE CODE*

18.50.010 Short title.

18.50.020 Adoption.

~~18.50.030 Chapter 1—Administration—Amended.~~ Section 202 General Definitions, amended

~~18.50.040 Chapter 18.02 adopted—Administration.~~ Section 301.1 Scope, amended

18.50.050 Section 302.2 Grading and drainage, amended.

18.50.060 Section 302.4 Weeds, amended

~~18.50.070 Section 202 General Definitions—Amended.~~ Section 304.3 Premises identification, amended

~~18.50.080 Reserved.~~ Section 304.14 Insect screens, amended

~~18.50.090 Reserved~~ Section 310 Additional requirements for vacant buildings

18.50.100 ~~Reserved~~ Section 501.1 Scope, amended

~~18.50.110 LOCAL AMENDMENTS-~~ Section 503.4 Floor surface, amended

~~18.50.100.1 Section 302.4 Weeds—Amended.~~

~~18.50.100.2 Section 302.8 Motor Vehicles—Amended.~~

~~18.50.100.3 Section 304.3 Premises Identified—Amended.~~

~~18.50.100.4 Section 304.14 Insect Screens—Amended.~~

~~18.50.100.5 Section 503.4 Floor Surface—Amended.~~

~~18.50.100.6. Section 602.3 Heat Supply—Amended.~~

~~18.50.100.7 Section 605.2 Receptacles—Amended.~~

~~18.50.100.8 Section 605.3 Lighting Fixtures—Amended.~~

~~18.50.101 GENERAL~~

~~18.50.101.1 Title.~~

~~18.50.101.2 Scope.~~

~~18.50.101.3 Intent.~~

~~18.50.101.4 Severability.~~

~~18.50.102 APPLICABILITY~~

~~18.50.102.1 General.~~

~~18.50.102.2 Maintenance.~~

~~18.50.102.3 Application of other codes.~~

~~18.50.102.4 Existing remedies.~~

~~18.50.102.5 Workmanship.~~

~~18.50.102.6 Historic buildings.~~

~~18.50.102.7 Referenced codes and standards.~~

~~18.50.102.8 Requirements not covered by code.~~

~~18.50.103 RESERVED~~

~~18.50.104 DUTIES AND POWERS OF THE OFFICIAL~~

~~18.50.104.1 General.~~

~~18.50.104.2 Rule-making authority.~~

~~18.50.104.3 Inspections.~~

~~18.50.104.4 Right of entry.~~

~~18.50.104.5 Identification.~~
~~18.50.104.6 Notices and orders.~~
~~18.50.104.7 Department records.~~
~~18.50.104.8 Coordination of inspections.~~
~~18.50.105 APPROVAL~~
~~18.50.105.1 Modifications.~~
~~18.50.105.2 Alternative materials, methods and equipment.~~
~~18.50.105.3 Required testing.~~
~~18.50.105.3.1 Test methods.~~
~~18.50.105.3.2 Test reports.~~
~~18.50.105.4 Material and equipment reuse.~~
~~18.50.106 RESERVED~~
~~18.50.107 NOTICES AND ORDERS~~
~~18.50.107.1 Notice to person responsible.~~
~~18.50.107.2 Form.~~
~~18.50.107.3 Method of service.~~
~~18.50.107.4 Penalties.~~
~~18.50.107.5 Transfer of ownership.~~
~~18.50.108 UNSAFE STRUCTURES AND EQUIPMENT~~
~~18.50.108.1 General.~~
~~18.50.108.1.1 Unsafe structures.~~
~~18.50.108.1.2 Unsafe equipment.~~
~~18.50.108.1.3 Structure unfit for human occupancy.~~
~~18.50.108.1.4 Unlawful structure.~~
~~18.50.109 EMERGENCY MEASURES~~
~~18.50.109.1 Imminent danger.~~
~~18.50.109.2 Temporary safeguards.~~
~~18.50.109.3 Closing structures, sidewalks, streets, public ways and places.~~
~~18.50.109.4 Emergency repairs.~~
~~18.50.109.5 Costs of emergency repairs.~~
~~18.50.109.6 Hearing.~~
~~18.50.120 PLACARDING OF A STRUCTURE BY THE OFFICIAL~~ Section 601.1
Scope, amended
~~18.50.110.1 Notice Placarding.~~
~~18.50.110.2 Referral for hearing.~~
~~18.50.110.3 Violation Tampering with placard.~~
18.50.130 Section 605.2 Receptacles, amended
18.50.140 Section 605.3 Luminaires, amended
18.50.150 Section 701.1 Scope, amended
18.50.160 Appendix A, Boarding Standard, adopted
18.50.170 Appendix A, Boarding Standard, A101.1 General, amended

* Prior ordinance history: Ord. 15999.

18.50.010 Short title.

This chapter may be cited as the “Property Maintenance Code.” (Ord. 16327 § 1 (part), 2006)

18.50.020 Adoption.

The book entitled “International Property Maintenance Code,” 2003 9 Edition, a copy of which, authenticated by the signature of the mayor and city clerk, and made a public record by resolution of the city council, is on file in the city clerk’s office, and is adopted as the property maintenance code of the city, as fully as if copied at length in this chapter, but with the amendments set forth in this chapter. (Ord. 16327 § 1 (part), 2006)

18.50.030 ~~Chapter 1—Administration—Amended.~~ **Section 202 General Definitions, amended**

~~International Property Maintenance Chapter 1, Administration, shall be and is deleted in its entirety and amended to read as follows. (Ord. 16327 § 1 (part), 2006)~~

International Property Maintenance Code, 2009 Edition, Section 202 General Definitions is hereby amended to add the following definitions to read as follows:

BOARD. The Building and Standards Commission for the City of El Paso.

OFFICIAL. The **building official** ~~Director of Development Services~~ or any duly authorized representative or designee of the City Manager.

URBAN NUISANCE. A premises or structure that is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety and welfare.

STREET FAÇADE The elevation of the structure facing or abutting a public street including the main public access or entry to the structure

VACANT The term “vacant” shall have the meaning as defined in Chapter 18.40 of this title

18.50.040 ~~Chapter 18.02 adopted—Administration.~~ **Section 301.1 Scope, amended**

The International Property Maintenance Code, 2009 Edition, Section 301.1 Scope is hereby amended to read as follows

301.1 Scope

The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property and shall apply to both vacant and occupied structures and premises

Section 18.50.050 Section 302.2 Grading and Drainage amended

International Property Maintenance Code, 2009 Edition, Section 302.2 Grading and Drainage, is hereby amended to read as follows:

Section 302.2 Grading and Drainage

All premises shall be graded and **/or** maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

18.50.060 Section 302.4 Weeds, amended

International Property Maintenance Code, 2009 Edition, Section 302.4 Weeds, is hereby amended to read as follows:

302.4 Weeds, Trash, Rubbish and other Matter.

All premises and exterior property shall be maintained free from weeds or plant growth in accordance with Chapter 9.04 of the City Code.

~~Chapter 18.02, Building and Construction Administrative Code of the City Code shall also serve as the administrative chapter for the Property Maintenance Code. In case of conflict between Chapter 18.02 and administrative provisions of the Property Maintenance Code, the administrative provision of the Property Maintenance Code shall prevail. (Ord. 16327 § 1 (part), 2006)~~

18.50.070 Section 202 General Definitions—Amended. 304.3 Premises identification, amended.

International Property Maintenance Code, 2009 Edition, Section 304.3 Premises Identification, is hereby amended to read as follows:

304.3 Premises Identified.

Premises shall be identified in accordance with the requirements of Chapter 18.08 or 18.10.

~~Section 202 General Definitions shall be and is hereby amended by adding the following definitions:~~

~~Board. The Building and Standards Commission.~~

~~Official. The Building Permits and Inspections Director, or any duly authorized representative or designee of the City Manager.~~

~~Urban Nuisance. Premises or structure that is dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety and welfare.
(Ord. 16327 § 1 (part), 2006)~~

18.50.080 Reserved—Section 304.14 Insect screens, amended.

International Property Maintenance Code, 2009 Edition, Section 304.14 Insect screens, is hereby amended to read as follows:

304.14 Insect Screens.

Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

18.50.090 ~~Reserved~~ Section 310 Additional requirements for vacant buildings, added

The International Property Maintenance Code, 2009 Edition, Section 310 additional requirements for vacant structures, is hereby added to read as follows:

Section 310 Additional requirements for vacant structures.

310.1 Street façade windows and doors

On the street façade, the exterior surface of any window shall not be covered by any substance or adhesive material sprayed, painted or otherwise applied to the windows. All street façade windows and doors having cracked, broken or missing glass or glazing material shall be repaired and replaced with glass and glazing material in a manner compatible with the original design of the structure.

310.2 Fire Safety and Security

Structures that have a certificate of occupancy designated as (A) Assembly, (B) Business, (E) Educational, (F) Factory, (H) Hazard, (I) Institutional, (M) Mercantile, or (U) Utility shall comply with the following additional requirements:

- 1) Existing fire suppression systems shall be maintained and in working order in conformance with the currently adopted International Fire Code.
- 2) Security and fire alarm and security lighting shall be installed, be placed in use, and be maintained in an operable condition at all times. Additional security methods and systems shall be compatible with the original exterior of the structure and not detract from the aesthetic appearance of the structure or adjacent buildings as determined by the director of development services or designee

Section 310.3 Historic Buildings

Any restoration, rehabilitation, maintenance or demolition of a historic building and any building with a historic overlay is subject to the requirements of this chapter and chapter 20.20. of this code and whichever being the more restrictive shall govern.

18.50.100 ~~Reserved~~ Section 501.1 Scope, amended

International Property Maintenance Code, 2009 Edition, Section 501.1 Scope, is hereby amended to read as follows:

501.1 Scope

The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided for both vacant and occupied structures and premises.

~~18.50.110 LOCAL AMENDMENTS~~ Section 503.4 Floor surface, amended.

International Property Maintenance Code, 2009 Edition, Section 503.4 Floor surface, is hereby amended to read as follows:

503.4 Floor surface.

In other than owner occupied dwelling units, every toilet room floor shall be constructed of a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

~~18.50.100.1 Section 302.4 Weeds—Amended.~~

~~Section 302.4 Weeds shall be and is hereby amended to read as follows:~~

~~302.4 Weeds, Trash, Rubbish and other Matter.~~

~~All premises and exterior property shall be maintained free from weeds or plant growth in accordance with Chapter 9.04 of the City Code.~~

~~(Ord. 16327 § 1 (part), 2006)~~

~~18.50.100.2 Section 302.8 Motor Vehicles—Amended.~~

~~Section 302.8 Motor Vehicles shall be and is hereby amended to read as follows:~~

~~302.8 Junked Vehicles.~~

~~Except as provided for in the City Code, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.~~

~~Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and permitted and approved for such purposes.~~

~~(Ord. 16327 § 1 (part), 2006)~~

~~18.50.100.3 Section 304.3 Premises Identified—Amended.~~

~~Section 304.3 Premises Identified shall be and is hereby amended to read as follows:~~

~~304.3 Premises Identified.~~

~~Premises shall be identified in accordance with the requirements of Chapter 18.08 or 18.10.~~

~~(Ord. 16327 § 1 (part), 2006)~~

~~18.50.100.4 Section 304.14 Insect Screens—Amended.~~

~~Section 304.14 Insect Screens shall be and is hereby amended to read as follows:~~

~~304.14 Insect Screens.~~

~~Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.~~

~~Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.~~

~~(Ord. 16327 § 1 (part), 2006)~~

~~18.50.100.5 Section 503.4 Floor Surface—Amended.~~

~~Section 503.4 Floor Surface shall be and is hereby amended to read as follows:~~

~~503.4 Floor surface.~~

~~In other than owner occupied dwelling units, every toilet room floor shall be constructed of a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.~~

~~(Ord. 16327 § 1 (part), 2006)~~

~~18.50.100.6 Section 602.3 Heat Supply—Amended.~~

~~Section 602.3, Heat Supply, shall be and is amended to read as follows:~~

~~602.3 Heating and cooling supply.~~

~~Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied, to furnish heating and cooling to the occupants thereof, shall provide active or passive heating and cooling systems capable of maintaining temperatures between 68 F and 90 F at a point 3 feet above the floor in all habitable spaces. The installation of portable space heaters or coolers shall not be used to achieve compliance with this section.~~

~~Exception: When the outdoor temperature is below the winter outdoor design temperature of 25°F, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity.~~

~~(Ord. 16699 § 4, 2007; Ord. 16327 § 1 (part), 2006)~~

~~18.50.100.7 Section 605.2 Receptacles—Amended.~~

~~Section 605.2 Receptacles shall be and is hereby amended to read as follows:~~

~~605.2 Receptacles.~~

~~Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle with ground fault circuit interrupter protection. Every countertop outlet within five feet of the flood rim of the kitchen sink shall be a ground fault circuit interrupter receptacle.~~

~~(Ord. 16327 § 1 (part), 2006)~~

~~18.50.100.8 Section 605.3 Lighting Fixtures—Amended.~~

~~Section 605.3 Lighting Fixtures shall be and is hereby amended to read as follows:~~

~~602.3 Lighting Fixtures.~~

~~Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room, furnace room, attached garage, and detached garage with electric power shall be provided with at least one wall switch controlled ceiling or wall type light fixture.~~

~~(Ord. 16327 § 1 (part), 2006)~~

~~18.50.101 GENERAL~~

~~18.50.101.1 Title.~~

~~These regulations shall be known as the Property Maintenance Code of the city of El Paso, hereinafter referred to as Property Maintenance Code or this code. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.101.2 Scope.~~

~~The provisions of this code shall apply to all existing 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, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises, and for administration, enforcement and penalties. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.101.3 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 all existing 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. Repairs, alterations, additions to and change of occupancy in existing buildings shall comply with the existing buildings code. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.101.4 Severability.~~

~~If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this code. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.102 APPLICABILITY~~

~~18.50.102.1 General.~~

~~The provisions of this code shall apply to all matters affecting or relating to all existing structures and premises, as set forth in Section 18.50.101. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.102.2 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, operator or occupant shall cause any service, facility, equipment or utility which is required under this section to be removed from or shut off from or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or alterations are in progress, or as permitted by the Texas Property Code Section 92.008. 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 designated agent shall be responsible for the maintenance of buildings, structures and premises. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.102.3 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 existing building code. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Zoning Ordinance. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.102.4 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, which is dangerous, unsafe and/or unsanitary. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.102.5 Workmanship.~~

~~Repairs, maintenance work, alterations or installations which 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 installation instructions. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.102.6 Historic buildings.~~

~~Historic buildings shall comply with the provisions of Chapter 10 of the Existing Building Code relating to their repair, alteration, relocation and change of occupancy.~~

~~When a historic building is determined to be an urban nuisance, no work shall be required except as necessary to correct identified unsafe conditions. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.102.7 Referenced codes and standards.~~

~~The technical codes of the city and the standards referenced in such technical codes as adopted by the city shall be considered part of the requirements of this code to the prescribed extent of each such technical code. Where differences occur between provisions of this code and the technical codes or standards, the provisions of this code shall apply. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.102.8 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 official. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.103 RESERVED~~

~~18.50.104 DUTIES AND POWERS OF THE OFFICIAL~~

~~18.50.104.1 General.~~

~~The official shall enforce the provisions of this code. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.104.2 Rule making authority.~~

~~The official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and procedures; to interpret and implement the provisions of this code; to secure the intent thereof; and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code, or of violating accepted engineering methods involving public safety. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.104.3 Inspections.~~

~~The official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All 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 official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.104.4 Right of entry.~~

- ~~A. Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the official or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building or premises unsafe, dangerous or hazardous, the official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform~~

~~any duty imposed upon the official by this code, provided that if such building or premises be occupied, he shall first present proper credentials and request entry; and if such building or premises be unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry. If such entry is refused, the official or his authorized representative shall have recourse to every remedy provided by law to secure entry.~~

~~B. When the official or his authorized representative shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care or control of any building or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the official or his authorized representative for the purpose of inspection and examination pursuant to this code. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.104.5 Identification:~~

~~The official and his authorized representatives shall carry proper identification when inspecting structures or premises in the performance of duties under this code. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.104.6 Notices and orders:~~

~~The official or his authorized representative shall issue all necessary notices or orders to ensure compliance with this code. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.104.7 Department records:~~

~~The official shall keep official records of all business and activities of the department specified in the provision of this code. Such records shall be retained in the official records as long as the building or structure to which such records relate remains in existence, unless otherwise provided for by other regulations. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.104.8 Coordination of inspections:~~

~~Whenever, in the enforcement of this code or another code or ordinance, the responsibility of more than one director of the jurisdiction is involved, it shall be the duty of the directors or officials involved to coordinate their inspections and administrative orders as fully as practicable so that the owners and occupants of the structure shall not be subjected to visits by numerous inspectors or multiple or conflicting orders. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of some law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the director or official having jurisdiction. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.105 APPROVAL~~

~~18.50.105.1 Modifications:~~

~~Whenever there are practical difficulties involved in carrying out the provisions of this code, the official shall have the authority to grant modifications for individual cases, provided the official shall first find that special individual reason makes the strict letter of this code impractical and 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 any action granting modifications shall be recorded and entered in the department files. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.105.2 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 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. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.105.3 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 requirements of this code, or in order to substantiate claims for alternative materials or methods, the official shall have the authority to require tests to be made as evidence of compliance at no expense to the jurisdiction. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.105.3.1 Test methods.~~

~~Test methods shall be as specified in this code or by other recognized standards. In the absence of recognized and accepted test methods, the official shall be permitted to approve appropriate testing procedures performed by an approved agency. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.105.3.2 Test reports.~~

~~Reports of tests shall be retained by the official for the period required for retention of public records. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.105.4 Material and equipment reuse.~~

~~Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and approved by the official. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.106 RESERVED~~

~~18.50.107 NOTICES AND ORDERS~~

~~18.50.107.1 Notice to person responsible.~~

~~Whenever the official determines that there has been a violation of this code or determines that there are reasonable grounds to believe that there has been a violation of~~

~~any provisions of this code or of any rule or regulation adopted pursuant thereto, notice shall be given in the manner prescribed in Sections 18.50.105.2 and 18.50.105.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall comply with Chapter 2.38 of this code. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.107.2 Form:~~

~~Such notice prescribed in Section 18.50.105.1 shall be in accordance with all of the following:~~

- ~~A. Be in writing;~~
- ~~B. Include a description of the real estate sufficient for identification;~~
- ~~C. Include a statement of the violation or violations and why the notice is being issued;~~
- ~~D. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling units or structure into compliance with the provisions of this code;~~
- ~~E. Include a statement that, if such repairs, reconstruction, alterations, removal or demolition are not voluntarily completed within the stated time as set forth in the notice, the official shall institute legal proceedings charging the person or persons, firm, corporation or agents with a violation of this code. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.107.3 Method of service.~~

~~Such notice shall be deemed to be properly served if a copy thereof is:~~

- ~~A. Delivered personally;~~
- ~~B. Sent by certified or first class mail addressed to the last known address; or~~
- ~~C. 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. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.107.4 Penalties.~~

~~Penalties for noncompliance with orders and notices shall be as set forth in Section 18.02.107. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.107.5 Transfer of ownership.~~

~~It is 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 shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the official and shall furnish to the 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. (Ord. 16327 § 1 (part), 2006)~~

18.50.108 UNSAFE STRUCTURES AND EQUIPMENT

18.50.108.1 General.

When a structure or equipment is found by the official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Chapter 2.38 of the code. (Ord. 16327 § 1 (part), 2006)

18.50.108.1.1 Unsafe structures.

An unsafe structure is one that is found to be 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. (Ord. 16327 § 1 (part), 2006)

18.50.108.1.2 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 that 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. (Ord. 16327 § 1 (part), 2006)

18.50.108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or 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. (Ord. 16327 § 1 (part), 2006)

18.50.108.1.4 Unlawful structure.

An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or the structure was erected, altered or occupied contrary to the city code. (Ord. 16327 § 1 (part), 2006)

18.50.109 EMERGENCY MEASURES

18.50.109.1 Imminent danger.

When, in the opinion of the official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the 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 official is authorized and

~~empowered to order and require the occupants to vacate the premises forthwith. The 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 Building Official." It is 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 demolishing the same. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.109.2 Temporary safeguards.~~

~~Notwithstanding other provisions of this code, whenever, in the opinion of the official, there is imminent danger due to an unsafe condition, the official shall order the necessary work to be done, 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 official deems necessary to meet such emergency. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.109.3 Closing structures, sidewalks, streets, public ways and places.~~

~~When necessary for public safety, the 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. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.109.4 Emergency repairs.~~

~~For the purposes of this section, the official shall employ the necessary labor and materials to perform the required work as expeditiously as possible. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.109.5 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 of the premises where the unsafe structure is or was located for the recovery of such costs. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.109.6 Hearing.~~

~~Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the board, be afforded a hearing as described in this code. (Ord. 16327 § 1 (part), 2006)~~

18.50.120 PLACARDING OF A STRUCTURE BY THE OFFICIAL Section 601.1

Scope, amended

International Property Maintenance Code, 2009 Edition, Section 601.1 Scope, is hereby amended to read as follows:

601.1 Scope

The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided for both vacant and occupied structures and premises

~~18.50.110.1 Notice—Placarding.~~

~~The official may place a placard warning of a dangerous condition on any structure or dwelling unit that:~~

- ~~A. Is unsanitary or unsafe; or~~
- ~~B. Presents an immediate danger to the health, safety, or welfare of the public or of any occupant of the structure. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.110.2 Referral for hearing.~~

~~After placarding a structure under Section 18.50.108.1 of this chapter, the official shall immediately refer the structure to the board for a hearing, to be held in accordance with Chapter 2.38, to evaluate the dangerous condition of the structure and the need to vacate any occupants of the structure. The official shall give notice of the hearing to each owner, lienholder, or mortgagee of the affected property in accordance with the notice requirements of Chapter 2.38 of this code. (Ord. 16327 § 1 (part), 2006)~~

~~18.50.110.3 Violation—Tampering with placard.~~

~~A person commits an offense if he:~~

- ~~A. Without authority from the official, removes, alters or destroys a placard placed by the official;~~
- ~~B. Occupies a structure or dwelling unit on which the official has placed a placard;~~
~~or~~
- ~~C. As owner of a structure or dwelling unit, authorizes a person to occupy a structure or dwelling unit on which the official has placed a placard. (Ord. 16327 § 1 (part), 2006)~~

18.50.130 Section 605.2 Receptacles, amended.

International Property Maintenance Code, 2009 Edition, Section 605.2 Receptacles, is hereby amended to read as follow:

605.2 Receptacles.

Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle with ground fault circuit interrupter protection. Every countertop outlet within five feet of the flood rim of the kitchen sink shall be a ground fault circuit interrupter receptacle.

18.50.140 Section 605.3 Luminaires, amended.

International Property Maintenance Code, 2009 Edition, Section 605.3 Luminaires, is hereby amended to read as follows:

605.3 Lighting Fixtures.

Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room, furnace room, attached garage, and detached garage with electric power shall be provided with at least one wall switch controlled ceiling or wall type light fixture.

18.50.150 Section 701 Scope, amended

International Property Code, 2009 Edition, Section 701.1 Scope, is hereby amended to read as follows:

701.1 Scope

The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided for both vacant and occupied structures and premises

18.50.160 Appendix A, Boarding Standard Adopted

International Property Maintenance Code, 2009 Edition, Appendix A, Boarding Standard, is hereby adopted in its entirety.

18.50.170 Appendix A, Boarding Standard, Section A101.1 General, amended

The International Property Maintenance Code, 2009 Edition, Appendix A, Boarding Standard, Section A101.1 General, is hereby amended to read as follows:

A101.1 General

Except as otherwise required by this chapter, all windows and doors shall be boarded in an approved manner to prevent entry by unauthorized persons and shall be painted to correspond to the color of the existing structure.

C. All references to the ~~ICC~~ **NEC** Electrical Code shall be construed to mean the Electrical Code of the City of El Paso.

D. The effective date of this ordinance shall be _____. This ordinance shall be applicable to all permit applications received on or after that date.

E. Except as herein provided, Title 18 (Building and Construction) shall remain in full force and effect.