



**CITY OF NEW BRAUNFELS, TEXAS
BUILDING STANDARDS COMMISSION
MEETING
CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**



THURSDAY, SEPTEMBER 2, 2021 at 4:00 PM

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. CITIZENS' COMMUNICATIONS**

This time is for citizens to address the Building Standards Commission on any issues or items NOT on the agenda. It is a violation of the Texas Open Meetings Act for the Commission to address, discuss or take action on any items not on the agenda.

4. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Elect Building Standard Commission Chairman and Vice [21-881](#)
Chairman.
Kevin Collins, Building Official
- B) Discuss Building Standard Commission By-Laws. [21-880](#)
Kevin Collins, Building Official
- C) Overview and discussion of the Building Standards [21-869](#)
Commission responsibilities as prescribed by city
ordinance.
Kevin Collins, Building Official
- D) Overview of City board and commissions term alignment [21-870](#)
and application process.
Kevin Collins, Building Official
- E) Present overview and discuss International Property [21-883](#)
Maintenance Code (IMPC)
Kevin Collins, Building Official
- F) Discuss the formation and process of the Technical [21-885](#)
Advisory Committee for Code Adoption.
Kevin Collins, Building Official

5. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Board Liaison

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.

9/2/2021

Agenda Item No. A)

PRESENTER:

Kevin Collins, Building Official

SUBJECT:

Elect Building Standard Commission Chairman and Vice Chairman.

DEPARTMENT: Planning and Development Service Department

COUNCIL DISTRICTS IMPACTED: Not applicable

BACKGROUND INFORMATION:

A chairman and vice-chairman shall be elected by the membership of this organization at the initial meeting, to serve a one-year term.

ISSUE:

This item is to elect a Building Standard Commission Chairman and Vice Chairman.

FISCAL IMPACT:

This item is to elect a Building Standard Commission Chairman and Vice Chairman.

RECOMMENDATION:

Not applicable

9/2/2021

Agenda Item No. B)

PRESENTER:

Kevin Collins, Building Official

SUBJECT:

Discuss Building Standard Commission By-Laws.

DEPARTMENT: Planning and Development Services Department

COUNCIL DISTRICTS IMPACTED: Not applicable

BACKGROUND INFORMATION:

The purpose of this organization shall be to ensure compliance with city building standards as they may be amended from time to time in accordance with the powers bestowed on this commission by city ordinance and state law.

ISSUE:

This item is for presentation only.

FISCAL IMPACT:

This item is for presentation only.

RECOMMENDATION:

This item is for presentation only.

**BYLAWS OF THE
BUILDING STANDARDS COMMISSION
NEW BRAUNFELS, TEXAS**

ARTICLE I

The name of this organization shall be the Building Standards Commission of the City of New Braunfels, Texas.

ARTICLE II

The purpose of this organization shall be to ensure compliance with city building standards as they may be amended from time to time in accordance with the powers bestowed on this commission by city ordinance and state law.

ARTICLE III

Section 1. Appointments

The commission shall be composed of five (5) members who must be residents of the City of New Braunfels appointed by city council to serve two-year staggered terms. The members shall be appointed by the City Council and their terms shall be two (2) years. Unexpired terms shall be filled by the City Council.

Section 2. Resignations

Any member resigning shall submit a letter of resignation to the Chairman, and the resignation shall be approved by the membership at the next regularly scheduled meeting.

Section 3. Absenteeism

A commission member shall be assumed to have resigned his or her position, thereby forfeiting his or her unexpired term of office if, during the calendar year, he or she is absent three (3) consecutive times or a total of four (4) times including special meetings, provided at least five (5) days notice has been given.

ARTICLE IV

A chairman and vice-chairman shall be elected by the membership of this organization at the initial meeting, to serve a one-year term. An officer shall not serve in the same position for more than two consecutive terms unless the members by a two-thirds vote of those present and voting, when there is a quorum, shall deem necessary the continuation of service by any officer to complete a specific project or for a designated purpose. No member may hold more than one office at a time.

The chairman shall preside at all meetings of the commission, shall be a voting member, shall appoint special and standing committee chairmen and shall have the authority to appoint special committees as deemed necessary by the membership. The chairman shall be an ex-officio member of all committees, without vote.

The vice-chairman shall assist the chairman as needed and shall serve as the presiding officer in the absence of the chairman. The vice-chairman shall have the right to vote on all issues that come before the membership.

Records shall be kept of the proceedings of all regular and special meetings and of all correspondence directed by the commission. A file shall be maintained containing the minutes, bylaws and various activities and programs relevant to its work.

Any vacancy in an office shall be filled by election of the commission at its next regular or special meeting.

ARTICLE V

Section 1. The regular meetings of the commission shall be held on the first Monday of each month at a time specified by the membership, unless it is determined by the chairman that a specific meeting date and time must be changed due to the weather, lack of a quorum or some other sufficient reason. The commission has the authority to change the meeting day and date by a majority vote of those present and voting, when a quorum is present.

Section 2. The commission is empowered to hold and conduct public meetings, which must be open to the public in accordance with the Texas Open Meetings Act, Article 6252-17, Vernon=s Texas Civil Statutes.

Section 3. The commission or the chairman shall have the authority to call special meetings with at least five (5) days notice to all members. Only the business specified in the call of the meeting may be discussed.

Section 4. Three (3) members shall constitute a quorum.

ARTICLE VI

Section 1. Standing and Special Committees may be appointed by the chairman as deemed necessary by the commission.

Section 2. All meetings of Standing and Special Committees shall be open to the public.

Section 3. A majority of the members of a committee shall constitute a quorum.

Section 4. Each member of the commission shall be expected to participate in committee work.

ARTICLE VII

The rules contained in the current edition of Robert's Rules of Order Newly Revised shall govern the commission in all cases in which they are applicable and in which they are not inconsistent with these bylaws, any special rules, the City Charter or State law.

ARTICLE VIII

These bylaws may be amended at any regular or special meeting of the commission by a two-thirds (2/3) vote of those present and voting with a quorum in attendance, provided at least fifteen (15) days written notice has been given to all members.

Rev. February 4, 2002

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9/2/2021

Agenda Item No. C)

PRESENTER:

Kevin Collins, Building Official

SUBJECT:

Overview and discussion of the Building Standards Commission responsibilities as prescribed by city ordinance.

ORDINANCE NO. 98- 22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING CHAPTER 50, "ENVIRONMENT", OF THE CODE OF ORDINANCES OF THE CITY OF NEW BRAUNFELS, TEXAS RELATING TO THE ABATEMENT OF SUBSTANDARD BUILDINGS AND THE CREATION OF A BUILDING STANDARDS COMMISSION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR A PENALTY; ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Texas Legislature has delegated the authority to regulate substandard buildings to municipalities through the enactment of Chapters 54 and 214 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of New Braunfels recognizes that the quality of life for residents within a municipality is directly affected by the way that other residents and property owners maintain their property; and

WHEREAS, the City of New Braunfels, as a home-rule municipality, is legally empowered to reduce or eliminate substandard structures that pose a threat to the health, safety, and general welfare of the public; and

WHEREAS, the City Council of the City of New Braunfels desires to exercise all available statutory authority regarding the abatement of nuisances through the creation of a Building and Standards Commission charged with the enforcement of laws relating to the correction or abatement of dangerous and unsafe structures.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

I.

THAT, Chapter 50 of the Code of Ordinances of the City of New Braunfels, Texas, be hereby amended by relocating Section 50-26 relating to prohibitions against noise to Chapter 82, "Offenses" as Section 82-8 and that the remaining portions of Chapter 50 be amended as follows:

ARTICLE 1. BUILDING STANDARDS COMMISSION

Section 50.1. *Creation of Building Standards Commission.* There is hereby created and established a commission to be known as the Building Standards Commission of the City of New Braunfels.

Section 50.2. *Building Standards Commission Membership.* The City Council shall appoint five (5) residents of the City of New Braunfels to serve two (2) year staggered terms as members of the Building Standards Commission; provided that for the first year two (2) members shall serve for one

(1) year and three (3) members shall serve for two years. To determine the length of term of the first members appointed under this ordinance, a drawing shall be held at the organizational meeting of the Commission. A member appointed to fill a vacancy shall serve for the unexpired term. In making appointments to the Commission, the City Council shall attempt to appoint one member with experience in each of the following areas: a) real estate profession; b) home building profession; c) development profession; and d) legal profession. One member of the Commission and the two alternate members shall be chosen from the public at large.

Section 50.3. *Alternate Members.* The City Council shall appoint two (2) alternate members to the Building Standards Commission who shall serve in the absence of one or more regular members when requested to do so by the City Manager or his designee. Alternate members shall serve for the same period and are subject to removal in the same manner as regular members; provided that for the first year one (1) member shall serve for one (1) year and one (1) member shall serve for two (2) years. A drawing shall be held at the organizational meeting of the Commission to determine the terms of the two alternates. A vacancy of an alternate member is filled in the same manner as a vacancy among the regular members.

Section 50.4. *Removal of Members.* The City Council may remove a Building Standards Commission member for cause on a written charge. Before a decision regarding removal is made, the City Council must hold a public hearing on the matter if requested by the member subject to the removal action.

Section 50.5. *Proceedings of the Building Standards Commission.*

(a) ***Rules.*** The commission, by majority vote, may adopt rules in accordance with this ordinance. The rules shall establish procedures for use in hearings, providing ample opportunity for the presentation of evidence and testimony by respondents or persons opposing charges brought by the City of New Braunfels relating to alleged violations of this ordinance.

(b) ***Quorum.*** Four members of the commission must be present to hear a case.

(c) ***City Representative.*** The Director of Planning or his designee shall present all cases on behalf of the city before the commission.

(d) ***Meetings.*** Meetings of the commission shall be held at the call of the chairman who shall be elected by the commission from among its members. Meetings shall be held at other times as determined by the commission. All meetings of the commission shall be open to the public and comply with the Texas Open Meetings Act. The chairman, or in the chairman's absence the vice chairman, may administer oaths and compel the attendance of witnesses.

(e) ***Minutes.*** The commission shall keep minutes of its proceedings showing the vote of each member on each question or the fact that a member is absent or fails to vote.

The commission shall keep records of its examinations and other official actions.

Section 50.6. *Functions of the Building Standards Commission.* The commission may:

- (a) order the repair, within a fixed period, of buildings found to be in violation of this ordinance;
- (b) declare a building substandard in accordance with the powers granted in this ordinance;
- (c) order, in an appropriate case, the immediate removal of persons or property found on private property, enter on private property to secure the removal if it is determined that conditions exist on the property that constitute a violation of this ordinance, and order action to be taken as necessary to remedy, alleviate, or remove any substandard building found to exist;
- (d) determine the amount and duration of any civil penalty assessed against the property owner.

Sections 50.07-50.25. Reserved

ARTICLE II. NUISANCE ABATEMENT

Division 1. Substandard Structures

Section 50.26. *Unsafe Buildings.* All buildings or structures which are unsafe, unsanitary, unfit for human habitation, not provided with adequate egress, or which constitute a fire hazard, otherwise dangerous to human life or which constitute a hazard to the safety, health or welfare of the public, by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, are considered unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair, rehabilitation or by demolition.

Section 50.27. *Unoccupied Buildings.* Any or all buildings regardless of its structural condition, which are unoccupied by its owners, lessees, or other invitee(s) and are unsecured or inadequately secured 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 otherwise constitute a danger to the public are considered unsafe. All such unsafe buildings are hereby declared illegal and shall be abated by repair, rehabilitation or by demolition.

Section 50.28. *Conditions Constituting an Uninhabitable or Dangerous Structure or Dwelling.* An uninhabitable or substandard building or structure is defined as any building or structure:

- (a) Which has walls or other vertical structural members that list, lean or buckle in excess of one-eighth inch horizontal measurement for each one foot of vertical

measurement;

- b) Which exclusive of the foundation shows 33% or more of damage or deterioration of the supporting member or members, or 50% of damage or deterioration of the non supporting enclosing or outside walls or covering;
- (c) Which has been damaged by fire, explosion, wind, vandalism or elements of a nature so as to have become dangerous to life, safety or the general health and welfare of the occupants thereof or the people of the city;
- (d) Which has inadequate facilities for egress in case of fire or panic or which has insufficient stairways, elevators, fire escapes or other means of ingress or egress;
- (e) Which has parts thereof which are so attached that they may fall and injure members of the public or property;
- (f) Which the stress in any material, member or portion thereof exceeds the stresses allowed in any applicable code for new buildings;
- (g) Which, because of its condition is unsafe, or unsanitary, or dangerous to the health, morals, safety, or general welfare of the people of the city; or
- (h) Which exists in violation of any material provision of the city's building code, plumbing code, fire prevention code, electrical code or any state statute, or that fails to comply with any material provision of this ordinance.

Section 50.28. *Notice of Violation.*

A. Whenever it is determined that there are reasonable grounds to believe that there has been a violation of any provision of this Article or of any rule or regulation adopted pursuant thereto, notice of such alleged violation shall be given to the owner, lienholder, or mortgagee and such alleged violations shall constitute a nuisance.

B. The notice shall contain:

- 1. the date, time, and location of the hearing before the Building Standards Commission; and
- 2. a statement that the owner, lienholder, or mortgagee will be required to submit proof, at the hearing, of any work that may be required to comply with the ordinance and the time it will take to reasonably perform the work.

C. Prior to conducting the hearing before the Building Standards Commission the City will make an effort to locate each lienholder and mortgagee having an interest in the building or

in the property on which the building is located and give them a notice of and an opportunity to comment at the hearing.

D. The City may file notice of the hearing in the official public records of real property in Comal or Guadalupe County.

Section 50.29. *Hearing.*

A. The Building Standards Commission may require the owner, lienholder, or mortgagee of the building to, within thirty (30) days, secure the building from unauthorized entry or to repair, remove, or demolish the building, whichever is applicable, unless the owner or lienholder establishes at the hearing that the work cannot reasonably be performed within thirty (30) days. The City will furnish a copy of the order to any lienholders or mortgagees in the event the owner fails to timely take the ordered action.

B. The Building Standards Commission may allow the owner, lienholder, or mortgagee more than thirty (30) days to repair, remove or demolish the building. If the Building Standards Commission allows the owner, lienholder, or mortgagee more than thirty (30) days to repair, remove or demolish the building, the Building Standards Commission shall establish specific time schedules, as determined by the Building Standards Commission in consultation with the Director of Planning or his designee, for the commencement and performance of the work and shall require the owner, lienholder, or mortgagee to secure the property in a reasonable manner from unauthorized entry while the work is being performed. The City will furnish a copy of the order to any lienholders or mortgagees in the event the owner fails to timely take the ordered action.

C. The Building Standards Commission may not allow the owner, lienholder, or mortgagee more than ninety (90) days to repair, remove, or demolish the building or to fully perform all work required to comply with the order unless at the hearing the owner, lienholder, or mortgagee submits a detailed plan and time schedule for the work at the hearing and establishes at the hearing that the work cannot reasonably be completed within ninety (90) days because of the scope and complexity of the work.

D. If the Building Standards Commission allows the owner, lienholder, or mortgagee more than ninety (90) days to complete any part of the work required to repair, remove, or demolish the building, the Building Standards Commission shall require the owner, lienholder, or mortgagee to regularly submit progress reports to the City building official to demonstrate that the owner, lienholder, or mortgagee has complied with the time schedules established for commencement and performance of the work. The City will furnish a copy of the order to any lienholders or mortgagees in the event the owner fails to timely take the ordered action.

Section 50.30. *Burden of Proof at Hearing.* In the hearing to determine whether a building complies with the standards set out in the Standard Housing Code, Section 14-201 or the Standard Building Code, Section 14-27 of the Code of Ordinances of the City of New Braunfels, the owner,

lienholder, or mortgagee has the burden of proof to demonstrate the scope of any work that may be required to comply with the Housing Code and the time it will take to reasonably perform the work.

Section 50.31. *Procedure After Hearing.* After the hearing before the Building Standards Commission the City will mail by certified mail, return receipt requested, a copy of the order to the owner of the building and to any lienholder or mortgagee of the building. Within ten (10) days after the date the order from the Building Standards Commission is issued the City will:

1. File a copy of the order in the office of the City Secretary; and
2. Publish in a local newspaper a notice containing;
 - a. the street address or legal description of the property;
 - b. the date of the hearing;
 - c. a brief statement indicating the results of the hearing or order; and
 - d. instructions stating where a complete copy of the order may be obtained.

Section 50.32. *Enforcement.*

A. After the expiration of the time granted by the Building Standards Commission for the repair, removal, demolition of a building, or the relocation of occupants of a building, whichever is applicable, the City will either:

1. Refer the property owner to municipal court for criminal prosecution; or
2. Vacate occupants, secure, remove, or demolish the building, or relocate the occupants, whichever is applicable, and assess the expenses against the property on which the building is located unless it is homestead property protected by the Texas Constitution; or
3. Repair the building and assess the expenses on the land on which the building stands or to which it is attached; or
4. Assess a civil penalty against the property owner for failure to repair, remove, or demolish the building.

B. The Building Standards Commission by order, may assess and recover a civil penalty against the property owner in an amount not to exceed \$1000 per day for each violation or, if the owner shows that the property is the owner's lawful homestead, in an amount not to exceed \$10 per day for each violation, if the City proves:

1. the property owner was notified of the requirements of this article and the

owner's need to comply with the requirements; and

2. after notification, the property owner committed an act in violation of this article or failed to take an action necessary for compliance with this article.

Section 50.33. *Securing of Substandard Buildings.* The City of New Braunfels may secure a building if the City determines the building violates the minimum standards set forth in the Housing Code and is unoccupied or is occupied only by persons who do not have a right of possession to the building.

Section 50.34. *Notice of Secured Building.* Before the eleventh (11th) day after the date the building is secured pursuant to Section 50.33, the City will give notice to the owner of the building by either:

1. personally serving the owner with written notice; or
2. depositing the notice in the United States mail addressed to the owner at the owner's post office address; or
3. if personal service cannot be obtained and the owner's post office address is unknown;
 - a. publishing the notice at least twice within a ten (10) day period in the official newspaper of the City; or
 - b. posting the notice on or near the front door of the building.

The notice will contain:

1. An identification of the building and the property on which it is located; and
2. A description of the violation of the Housing Code or Building Code standards that is present at the building; and
3. A statement that the City will secure or has secured, as the case may be, the building; and
4. The owner's right to request a hearing about any matter relating to the City's securing of the building.

Section 50.35. *Hearing.*

A. If, within thirty (30) days after the date the City secures a building, the owner files with the City a written request for a hearing, the Building Standards Commission will conduct a hearing at which the owner may testify or present witnesses or written information about any matter relating to the City's securing of the building.

B. The Building Standards Commission will conduct the hearing within twenty (20) days after the date the request is filed.

Section 50.36. Procedure After Hearing. After the hearing before the Building Standards Commission, or the expiration of the time allowed for the owner to request a hearing and no hearing has been requested, the City will mail by certified mail, return receipt requested, a copy of the order to the owner of the building and to any lienholder or mortgagee of the building. Within ten (10) days after the date the order from the Building Standards Commission is issued, the City will:

1. File a copy of the order in the office of the City Secretary; and
2. Publish in the City's official newspaper a notice containing;
 - a. the street address or legal description of the property;
 - b. the date of the hearing;
 - c. a brief statement indicating the results of the hearing or order; and
 - d. instructions stating where a complete copy of the order may be obtained.

Section 50.37. Costs. The City may assess the expenses incurred to secure a building pursuant to Section 50.33 against the property on which the building is located unless it is homestead property protected by the Texas Constitution.

Section 50.38. Historic Buildings.

(a) **Intent.** It is the intent of the City Council in enacting this ordinance to preserve buildings of historic significance whenever possible.

(b) **Historic Landmark Commission.** Before a notice is sent or a hearing is conducted by the Commission, the New Braunfels Historic Landmark Commission shall be notified in order to allow the Commission an opportunity to review a building to determine whether the building qualifies for designation : (1) on the National Register of Historic Places; (2) as a Recorded Texas Historic Landmark; or, (3) as a historic landmark pursuant to Section 66-56 of the Code of Ordinances of the City of New Braunfels.

(c) **Written Report.** If the Historic Landmark Commission reviews a building, it shall submit a written report to the Building Standards Commission indicating the results of the review.

(d) **Rehabilitation Not Recommended.** If the report submitted by the Historic Landmark Commission determines that the building may not be rehabilitated and designated as historic property, the Building Standards Commission may proceed as

authorized.

(e) ***Rehabilitation Recommended.*** If the report submitted by the Historic Landmark Commission determines that the building may be rehabilitated and designated as historic property, the Commission may not permit the building to be demolished for at least ninety (90) days after the date the report is submitted. During the ninety (90) day period, the Commission shall notify the owner and attempt to identify a feasible alternative use for the building or locate an alternative purchaser to rehabilitate and maintain the building. If the Commission is not able to locate the owner or if the owner does not respond within the ninety-day period, the Commission may seek appointment of a receiver as provided by Local Government Code § 214.003.

(f) ***Demolition of Historic Building.*** The Commission may require the building to be demolished after the expiration of the ninety-day period if the Commission is not able to:

- 1) identify a feasible alternative use for the building; or
- 2) locate an alternative purchaser to rehabilitate and maintain the building; or
- 3) appoint a receiver for the building.

(h) ***No Penalties.*** A property owner is not liable for penalties related to the building that accrue during the ninety-day period provided for disposition of historic property under this section.

Sections 50.39 - 50.55. Reserved

II.

THAT, Division 2, "Condition of Premises" of Chapter 50 of the Code of Ordinances of the City of New Braunfels is hereby amended to renumber the current sections, without any substantive change, to contain sections 50.56 through 50.62 and that sections 50.62 through 50.75 be reserved.

III.

THAT, Division 3, "Abandoned Property" of Chapter 50 of the Code of Ordinances of the City of New Braunfels is hereby amended to renumber the current sections, without any substantive change, to contain sections 50.76 through 50.85.

IV.

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

V.

That if any provisions of this ordinance shall be held to be invalid or unconstitutional, the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof.

VI.

That it is the intention of the City Council and is hereby ordained that the provisions of this ordinance shall become and be a part of the Code of Ordinances of the City of New Braunfels, Texas, and that sections of this ordinance may be renumbered or relettered to accomplish such intention.

VII.

That this ordinance shall become effective ninety (90) days after the third and final reading of the ordinance by the City Council.

PASSED AND APPROVED: First reading this the 24th day of November, 1997.

PASSED AND APPROVED: Second reading this the 8th day of December, 1997.


PASSED AND APPROVED: Third reading this the 10th day of August, 1998.

CITY OF NEW BRAUNFELS, TEXAS

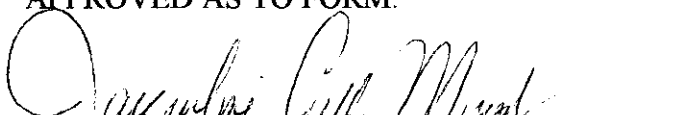
BY:


JAN KENNADY, Mayor

ATTEST:


VERONICA SARKOZI, City Secretary

APPROVED AS TO FORM:


JACQUELINE CULLOM MURPHY, City Attorney

110 Legal Notices**110** Legal Notices

REPAIR, REMOVAL, DEMOLITION OF A BUILDING, OR THE RELOCATION OF OCCUPANTS OF A BUILDING, WHICHEVER IS APPLICABLE, THE CITY WILL EITHER: 1. Refer the property owner to municipal court for criminal prosecution; or 2. Vacate occupants, secure, remove, or demolish the building, or relocate the occupants, whichever is applicable, and assess the expenses against the property on which the building is located unless it is homestead property protected by the Texas Constitution; or 3. Repair the building and assess the expenses on the land on which the building stands or to which it is attached; or 4. Assess a civil penalty against the property owner for failure to repair, remove, or demolish the building. B. THE BUILDING STANDARDS COMMISSION BY ORDER, MAY ASSESS AND RECOVER A CIVIL PENALTY AGAINST THE PROPERTY OWNER IN AN AMOUNT NOT TO EXCEED \$1000 PER DAY FOR EACH VIOLATION OR, IF THE OWNER SHOWS THAT THE PROPERTY IS THE OWNER'S LAWFUL HOMESTEAD, IN AN AMOUNT NOT TO EXCEED \$10 PER DAY FOR EACH VIOLATION, IF THE CITY PROVES: 1. the property owner was notified of the requirements of this article and the owner's need to comply with the requirements; and 2. after notification, the property owner committed an act in violation of this article or failed to take an action necessary for compliance with this article. Done by order of the City Council of the City of New Braunfels, Texas, this

the 11th day of August, 1998.
VERONICA SARKOZI,
CITY SECRETARY.

110 Legal Notices**PUBLIC NOTICE**

At its regular meeting of August 10, 1998, City Council of the City of New Braunfels, Texas, approved an amendment to the Code of Ordinances. The caption and penalty of the ordinance are as follows:

CAPTION: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS TEXAS AMENDING CHAPTER 50, "ENVIRONMENT," OF THE RELATING TO THE ABATEMENT OF SUBSTANDARD BUILDINGS AND THE CREATION OF A BUILDING STANDARDS COMMISSION: REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR A PENALTY; ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR A SAVINGS CLAUSE.

PENALTY: A. AFTER THE EXPIRATION OF THE TIME GRANTED BY THE BUILDING STANDARDS COMMISSION FOR THE

REPAIR, REMOVAL, DEMOLITION OF A BUILDING, OR THE RELOCATION OF OCCUPANTS OF A BUILDING, WHICHEVER IS APPLICABLE, THE CITY WILL EITHER: 1. Refer the property owner to municipal court for criminal prosecution; or 2. Vacate occupants, secure, remove, or demolish the building, or relocate the occupants, whichever is applicable, and assess the expenses against the property on which the building is located unless it is homestead property protected by the Texas Constitution; or 3. Repair the building and assess the expenses on the land on which the building stands or to which it is attached; or 4. Assess a civil penalty against the property owner for failure to repair, remove, or demolish the building. B. THE BUILDING STANDARDS COMMISSION BY ORDER, MAY ASSESS AND RECOVER A CIVIL PENALTY AGAINST THE PROPERTY OWNER IN AN AMOUNT NOT TO EXCEED \$1000 PER DAY FOR EACH VIOLATION OR, IF THE OWNER SHOWS THAT THE PROPERTY IS THE OWNER'S LAWFUL HOMESTEAD, IN AN AMOUNT NOT TO EXCEED \$10 PER DAY FOR EACH VIOLATION, IF THE CITY PROVES: 1. the property owner was notified of the requirements of this article and the owner's need to comply with the requirements; and 2. after notification, the property owner committed an act in violation of this article or failed to take an action necessary for compliance with this article. Done by order of the City Council of the City of New Braunfels, Texas, this

AFFIDAVIT OF PUBLISHER

THE STATE OF TEXAS }
COUNTY OF COMAL }

BEFORE ME, the undersigned authority, on this day personally appeared

DOUG TONEY

EDITOR & PUBLISHER

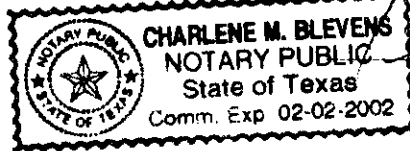
known to me, who, being duly sworn, on his oath deposes and says that he is the
of the New Braunfels Herald and Zeitung,
a newspaper of general circulation published in Comal County; that said newspaper has been continuously
and regularly published in said County for a period of more than one year; that a copy of the within fore-
going notice was published in said newspaper for a period of ONE
day(s) before the return day named therein, such publication being on the following dates:

August 13, 1998

and a newspaper copy of which is hereto attached.

Signed

Sworn to and subscribed before me this, the 19th day of August 19 98



Notary Public, State of Texas

Publisher's Fees \$ 100.00

9/2/2021

Agenda Item No. D)

PRESENTER:

Kevin Collins, Building Official

SUBJECT:

Overview of City board and commissions term alignment and application process.

DEPARTMENT: Planning and Development Services Department**COUNCIL DISTRICTS IMPACTED:** Not applicable.**BACKGROUND INFORMATION:**

The City of New Braunfels City Council adopted an ordinance on August 23, 2021 to align all City boards and commissions terms to begin December 1 or June 1. The Building Standards Commission terms will now end on November 30 and begin on December 1 of the appropriate year. Applications can be submitted through the City's online board and commission website, [Onboard <https://onboard.nbtexas.org>](https://onboard.nbtexas.org).

ISSUE:

This item is for presentation purposes only.

FISCAL IMPACT:

This item is for presentation purposes only.

RECOMMENDATION:

This item is for presentation purposes only.

ORDINANCE NO. 2021-63

AN ORDINANCE AMENDING THE CITY OF NEW BRAUNFELS CODE OF ORDINANCES, CHAPTER 2, ARTICLE 3 – BOARDS, COMMISSIONS, AND COMMITTEES, SPECIFICALLY SECTION 2-56 - APPOINTMENTS, TO ALIGN ALL TERMS FOR CITY BOARD AND COMMISSIONS TO BEGIN DECEMBER 1 OR JUNE 1.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1

THAT section 2-56 of the City of New Braunfels City Code pertaining to boards, commissions and committees are hereby amended as follows with new language indicated by underlined font:

Sec. 2-56. - Appointments and removal of members.

(a.) Appointments – As determined by the City Secretary’s Office, appointments to all city boards, commissions and committees shall be in November of each year with terms to commence December 1, or May with terms to commence June 1 with appointments to fill vacancies with unexpired terms to be made at any time.

(b.) Removal of members - All appointments to city boards, commissions, and advisory groups, whether or not created by the City Charter, ordinance or resolution, and whether or not created for a specific term, shall be at the will of the city council. All members of such boards, commissions and advisory groups shall be considered to be serving at the will of the city council and may be removed at any time for any of the following reasons:

- (1) Absence by an appointee from three consecutive board meetings;
- (2) Conviction of a crime (excluding traffic offenses);
- (3) Conduct of an appointee unbecoming a city board member; or
- (4) Failure of an appointee to pay city property taxes when due.

Such removal procedure, as outlined in this section, shall be applicable only to those city boards, commissions and advisory groups that have no removal procedure outlined in the provisions pertaining to that particular board, commission or advisory group.

SECTION 2

THAT all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict only, with the balance of such ordinances being saved from repeal. The provisions of this ordinance shall be and remain controlling as to the matters regulated herein.

SECTION 3

THAT if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in

full force and effect.

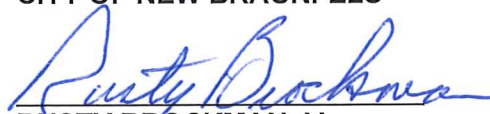
SECTION 4

THIS ordinance will take effect upon the second and final reading in accordance with the provisions of the Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this 9th day of August 2021.

PASSED AND APPROVED: Second reading this 23 day of August, 2021.

CITY OF NEW BRAUNFELS


RUSTY BROCKMAN, Mayor

ATTEST:


CAITLIN KROBOT, City Secretary

APPROVED AS TO FORM:


VALERIA M. ACEVEDO, City Attorney

9/2/2021

Agenda Item No. E)

PRESENTER:

Kevin Collins, Building Official

SUBJECT:

Present overview and discuss International Property Maintenance Code (IMPC)

DEPARTMENT: Planning and Development Services Department

COUNCIL DISTRICTS IMPACTED: Not applicable

BACKGROUND INFORMATION:

2018 International Maintenance Code adopted by the City Council on January 28, 2019.

ISSUE:

This item is for presentation purpose only.

FISCAL IMPACT:

This item is for presentation purpose only.

RECOMMENDATION:

This item is for presentation purpose only.



1

A presentation slide titled "Course Rules!" in large black font. To the left is a large black silhouette of a hand with fingers spread. Below the title, it says "In order to obtain CEUs for this course you will need to ...". Then there are two bullet points: "✓ be present for the entire course and" and "✓ be actively participating in activities and discussions.". At the bottom left, it says "2018 IPMC Overview". At the bottom right, there is a green arrow pointing right, followed by the text "LEARNING center" and a small "2".

2

Objectives

Upon completion, participants will be better able to:

- Identify and locate key sections of the code.
- Describe the application of the code to inspection and code enforcement.
- Apply code requirements to problems similar to those encountered in the field.



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IPMC General Organization

- Chapter 1—Administration
- Chapter 2—Definitions
- Chapter 3—General Requirements
- Chapter 4—Light, Ventilation and Occupancy Limitations
- Chapter 5—Plumbing Facilities and Fixture Requirements
- Chapter 6—Mechanical and Electrical Requirements
- Chapter 7—Fire Safety Requirements
- Appendix A—Boarding Standard



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Module 1

Chapter 1 Administration

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Chapter 1—Administration

Effective application of the property maintenance codes helps to:

- Maintain property values.
- Deter crime.
- Encourage community viability.



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Purpose

- The purpose of inspecting structures is to protect the public health, safety and welfare.



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Purpose

The adoption and enforcement of the IPMC will help provide:

- **A minimum level of protection against fire hazards** (Chapter 7).
- **A safe, unobstructed means of egress** (Chapter 7).
- **A minimum level of protection against unsafe structural conditions, building deterioration or unsafe conditions** (Chapter 3).
- **Clean and sanitary buildings** (Chapter 3).
- **A suitable environment for the public to live, visit, work or conduct business** (Chapter 4, 5 and 6).



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Consequences

Improper application of the IPMC could result in:

- Deterioration of the built environment.
- Unsafe structural conditions.
- Unsafe fire hazards conditions.
- Health hazards.
- Delay in emergency egress.



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Section 101.2—Scope

- Applies to all existing structures.
- Details:
 - Administration.
 - Enforcement.
 - Penalties.
- Occupancy limitations.
- Provide minimum maintenance standards.
- Determines responsibility for code compliance.



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Section 101.3—Intent

The intent of the code is to ensure public:

- Health.
- Safety.
- Welfare.



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Section 102.1—General

- Provides for conflict resolution between differing provisions. Where there are differences between the code and referenced standards, the most restrictive section of the code governs.



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Section 102.2—Maintenance

- All required systems and devices must be maintained.



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Section 102.3—Application of Other Codes

- Repairs, alterations, additions and changes of occupancy shall comply with the:
 - IBC
 - IEBC
 - IECC
 - IFC
 - IFGC
 - IMC
 - IPC
 - IRC
 - NFPA 70



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Section 106.2—Notice of Violation

- The code official must initiate an action to correct the violation.
- Any action taken on the premises shall be charged against the real estate.
- In accordance with Section 107.



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Section 106.5—Abatement of Violation

- Regardless of the imposition of penalties, the jurisdiction may institute action to correct all or part of a violation.



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Section 107—Notices and Orders

Section 107.2—Form

The form is required to:

- Be in writing.
- Clearly identify the property by address or legal description.
- State why the notice is being issued and identify the code violation.
- Include a correction order allowing reasonable time to make the repairs.
- Inform the owner or owner's authorized agent of his right to an appeal.
- Include a statement of the right to file a lien in accordance with Section 106.3.



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Section 107.3—Method of Service

The notice shall be:

- Hand-delivered to the person in violation;
- Sent certified or first class mail; or
- Posted in a conspicuous place, if returned by the postmaster.



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Section 107.6—Transfer of Ownership

- Transfer of property with violations cannot take place unless the new owner agrees to accept responsibility for the violations.



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Section 108—Unsafe Structures and Equipment

- Any structure or piece of equipment that is considered unsafe, unlawful or unfit for habitation is subject to condemnation.



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Section 108.1.1—Unsafe Structures

Any of the following can contribute to an unsafe structure:

- Lack of fire safeguards.
- Unsafe equipment.
- Damage or dilapidation.
- Danger of collapse.



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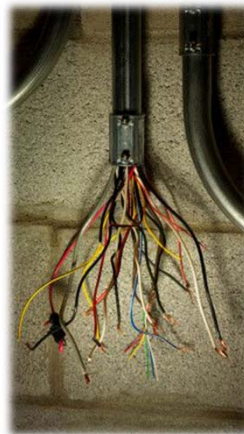
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Section 108.1.2—Unsafe Equipment

Equipment that is hazardous or in disrepair, such as:

- Boiler equipment.
- Elevator or moving stairway.
- Electric wiring or device.
- Flammable liquid containers.



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Section 108.1.3—Structure Unfit for Human Occupancy

Unfit for human occupancy are:

- Insanitary conditions.
- Severe dilapidation or disrepair.
- Infestation or contamination.
- Lack of ventilation or illumination.
- Lack of sanitary or heating facilities or other essential equipment.
- Endangerment due to the location of the structure.



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Section 108.1.4—Unlawful Structures

- Unlawful structures can be those that are:
 - Overcrowded.
 - Erected unlawfully.
 - Occupied unlawfully.
- Unlawful structures should be condemned.



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Section 108.1.5—Dangerous Structure or Premises

- This section provides for conditions that render a structure dangerous. If any of the conditions exist, a determination can be made that the structure or premises is dangerous.



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Section 108.1.5—Dangerous Structure or Premises

Examples include:

- Inadequate means of egress under the adopted building.
- Damaged by natural disaster, such as a hurricane or earthquake.
- Inadequate light, ventilation, mechanical or plumbing systems.
- An abandoned structure.



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Section 108.2—Closing of Vacant Structures

- The code official is authorized to order a vacant structure closed.



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Section 108.2.1—Authority to Disconnect Utility Services

- The code official can authorize disconnection of utility services to a structure under these conditions:
 - In the case of an emergency where there is a hazard to life or property.
 - When the utility connection has been made without approval.
- Notice shall be given to the utility and, when possible, to the owner and occupant of the structure prior to disconnection.



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Section 108.3—Notice

Section 108.4—Placarding

Notice:

- The code official must post the condemned structure or equipment with the notice and properly serve the owner or responsible party.

Placarding:

- The placard is required to include a statement of penalties.



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Section 108.5—Prohibited Occupancy

- Structures condemned and placarded by the code official shall be vacated.



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Section 108.6—Abatement Methods

- Allows or various methods of abatement of unsafe conditions by repair, rehabilitation or other approved corrective action.



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Section 108.7—Record

- The code official shall cause a report to be filed stating the occupancy of the structure and the nature of the unsafe condition.



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Section 109—Emergency Measures

Section 109.1—Imminent Danger

- The code official is required to take emergency measures when the occupant is in danger and could be harmed at any time.
- This is not always an easy or obvious decision.



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Section 109.2—Temporary Safeguards

- Emergency repairs can be made to temporarily safeguard the structure or equipment.



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Section 109.6—Hearing

- Emergency repairs must be completed immediately.
- A person ordered to take emergency measures may appeal the action.



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Section 110—Demolition

- The code official needs to carefully document the condition of the structure prior to issuing a demolition notice. Before the code official pursues action to demolish a structure, it is imperative that all owners or anyone with an encumbrance or lien against the property be notified.



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Section 110—Demolition

- A structure deemed unreasonable to repair shall be ordered demolished by the code official.
- When a structure is capable of being repaired, the owner has the option to raze or repair.
- If the code official has the building razed, it is required to be charged against the property.



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Section 111—Means of Appeal

- A Board of Appeals must be established.
- The appeal process must be complete (other than imminent danger) before the code official can pursue compliance of the violation.



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Section 111.1—Application for Appeal

An appeal can be based on:

- Incorrect interpretation.
- Provisions of the code do not apply.
- Requirements are met in another way.



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Section 111.2—Membership of the Board Section 111.3—Notice of Meeting

Membership:

- The Board of Appeals is required to consist of at least three qualified members.

Notice of Meeting:

- The appellant is entitled to a prompt hearing.



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Module 3

Chapter 3 General Requirements

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Purpose

The purpose of inspecting:

- Exterior property areas and equipment is to determine if the exterior environment meets minimum code requirements.
- Interior properties for structural, rubbish, garbage or pest elimination violations is to determine if minimum standards are met.



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Consequences

Not performing or inadequately performing an inspection could result in:

- Deterioration.
- Improper storage and disposal practices (interior inspection).
- Inadequate property identification (exterior inspection).
- Improper ingress and egress (exterior inspection).
- Lack of building security.



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Section 302—Exterior Property Areas Section 302.1—Sanitation

- Exterior areas should be maintained clean and free from rubbish and garbage.
- Accumulation of garbage and rubbish should always be addressed, specifically, car parts, tires and construction materials.



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Section 302.2—Grading and Drainage

- Improperly graded property areas create health and safety hazards.
- Solutions to prevent soil erosion include:
 - Replacing nonabsorbent soil with absorbent soil.
 - Installing underground drain tiles.
 - Building an underground leaching pit.



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Section 302.3—Sidewalks and Driveways

Deteriorated walking surfaces present a hazard to the public. The code official should ensure that the following are usable and kept in proper repair:

- Sidewalks.
- Walkways.
- Driveways.
- Parking surfaces.



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Section 302.4—Weeds

Weeds/plant growth

- Must be under control as determined by the local or state agricultural department to reduce rodent shelter.
- That are not removed by the owner after receiving a notice from the jurisdiction to be removed by the owner.

Tip

Consult your local or state agricultural department to determine which weeds are considered noxious in your area.



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Section 302.5—Rodent Harborage

Rodents:

- Carry diseases
- Must be exterminated by an approved process.



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Section 302.7—Accessory Structures

These accessory structures must be maintained in the same manner as the primary structure:

- Detached garages.
- Fences.
- Walls.
- Sheds.



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Section 302.8—Motor Vehicles

Major vehicle
permitted, but
work is performed in a structure designed and approved for

Tip

Painting of vehicles is prohibited unless it is done in an approved spray booth.



- Painting is performed in an approved spray booth.



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Section 302.9—Defacement of Property

- Intentional damage, mutilation, defacement of a property or graffiti is a violation of the code.
- It is the responsibility of the owner to restore surfaces to an approved state.



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Section 303—Swimming Pools, Spas and Hot Tubs

- Swimming pools must be maintained in a clean and sanitary condition.



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Section 303—Swimming Pools, Spas and Hot Tubs

Enclosures:

- Private pools, hot tubs and spas more than 24 inches deep require a 48-inch barrier or fence.
- Gates and doors must meet specific requirements.
- Exception: Spas and tubs that have an approved safety cover. (ASTM F1346)



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Section 304—Exterior Structure

Section 304.1.1—Unsafe Conditions

- Provides for exterior conditions that render a structure unsafe.
- Repair or replacement must be in compliance with the *International Building Code®* or the *International Existing Building Code®*.



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Section 304.1.1—Unsafe Conditions

Examples of unsafe exterior building conditions include:

- A structurally-unsound chimney.
- Wall anchorage that is not capable of resisting nominal loads.
- An improperly anchored awning or sign.
- Structurally-unsound stairs.
- A roof that lets in rain.



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Section 304.2—Protective Treatment

- All siding and masonry joints, windows and doors should be weather-tight.
- Wood structural members should be treated with a preservative.
- Metal surfaces prone to rust or corrosion must be treated with a rust inhibitor.

Tip

Metal surfaces prone to rust or corrosion should be treated with a rust inhibitor.

All siding and masonry joints, windows and doors should be weather-tight.



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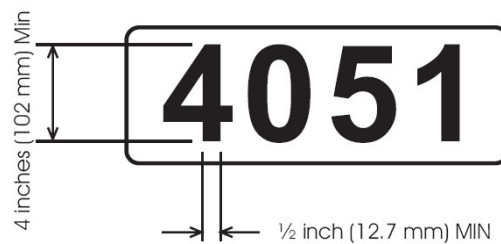
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Section 304.3—Premises Identification

- Street numbers must be displayed in Arabic figures or alphabet letters.
- They must be at least 4 inches in height.
- They must be ½ inch wide.



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Section 304.4—Structural Members

- Structural members shall be designed and capable of supporting the loads imposed upon them.

Tip

Dead loads are created by the structure itself (e.g., roof, a second story).

Live loads are weight added to the finished structure (e.g., people, furniture, snow and wind).



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Section 304.5—Foundation Walls

- The foundation must safely support the entire structure.
- The code official should note any signs of stress, sagging, shifting or movement, as well as damage or deterioration to structural members.



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Major Damage to a Foundation Wall



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Section 304.6—Exterior Walls

- Free form holes, breaks and loose or rotting materials.
- Weatherproof and coated.



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Section 304.7—Roofs and Drainage

- Small leaks can cause thousands of dollars in damage to property.
- A roof drains water runoff.
- Runoff should be directed away from neighboring properties, walks, alleys and streets to prevent problems.

Tip

Roof leaks usually occur along valley areas, around plumbing vents, chimneys, dormers and other penetrations through the roof.



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Section 304.13.2—Openable Windows

Windows without hold-open hardware:

1. Frequently propped open with sticks or other objects. These windows can fall, causing injury or death.
2. In the event of a fire, occupants are at risk if windows cannot be opened easily.



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Section 304.14—Insect Screens

- Required during the active period of every door, opening required for ventilation.

Tip

Screens are not required where other approved means, such as air curtains or insect repellent fans, are employed or in windows that are not required.



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Sections 304.15 Through 304.17—Exterior Structure

- Doors (Section 304.15).
- Basement hatchways (Section 304.16).
- Guards for basement windows (Section 304.17).



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Section 304.18—Building Security

- Doors, windows and hatchways in dwelling, rooming and housekeeping units shall have locking devices to provide security.
- All locks shall be operable from the inside and shall not require the use of a key tool or special knowledge.



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Section 304.19—Gates

- Gate assemblies, including operator systems and hardware, must be maintained.



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Section 305—Interior Structure

Section 305.1—General

- The interior structure must be maintained so that the occupant's health and safety are not adversely affected.



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Section 305.1.1—Unsafe Conditions

- Provides for interior conditions that render a structure unsafe.
- These conditions require repair or replacement in compliance with the *International Building Code®* (IBC®) or the *International Existing Building Code®* (IEBC®).



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Section 305.1.1—Unsafe Conditions

Examples of unsafe interior building conditions include:

- Structural members that cannot support nominal loads.
- Improperly anchored floors.
- Structurally unsound stairs or handrails.



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Section 305.2—Structural Members

Common construction and repair defects include:

- Undersized structural members that, over time, sag, crack and even collapse.
- Inadequately fastened structural members that loosen and separate from each other.
- Poor-quality construction materials.
- Poorly installed structural members.

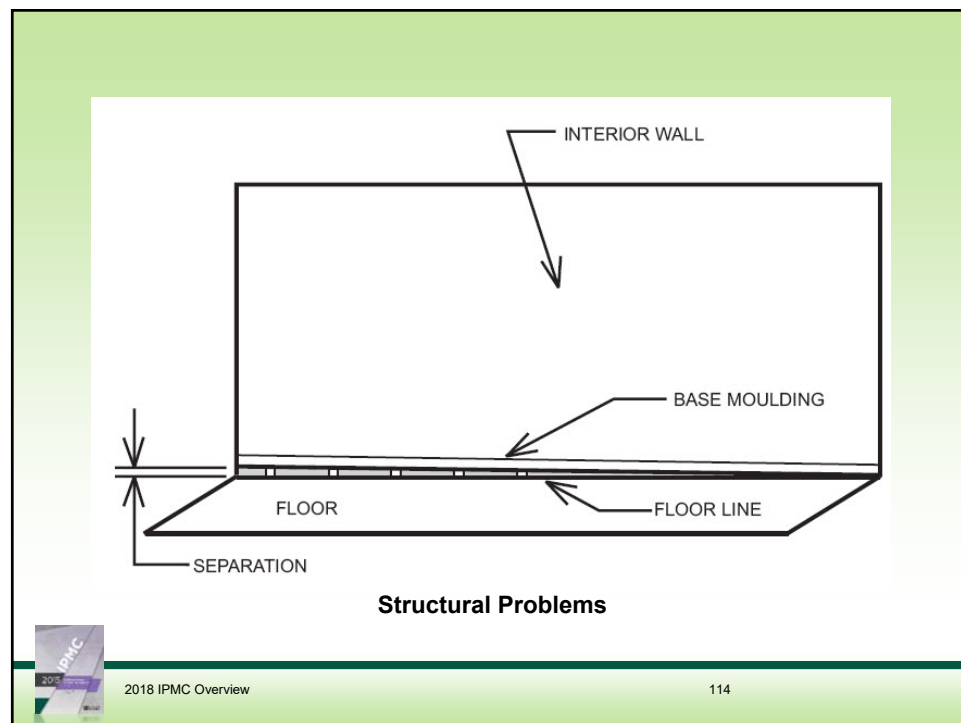


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Section 305.3—Interior Surfaces

- The code official is required to order the repair of any damaged interior surfaces and require that the cause of the damage be abated.
- Cracked or loose plaster, decayed wood and other defective conditions must be corrected.



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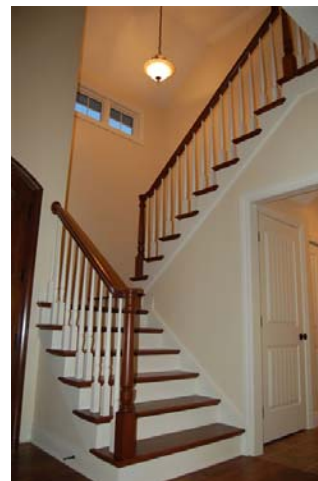
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Section 305.4—Stairs and Walking Surfaces

- Every interior stair must be kept in sound condition and good repair.



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Section 305.5—Handrails and Guards

- Handrails and guards must be firmly fastened and capable of supporting normally imposed loads.



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Section 305.6—Interior Doors

- All hardware must be present and in good condition.
- All doors must operate properly.



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Section 306.1.1—Unsafe Conditions

Structural components and equipment:

- Conditions that render components unsafe.
- Soil conditions, concrete, aluminum, masonry, steel and wood components are included.
- Repaired or replaced in compliance with the IBC as required for existing buildings.



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Section 306—Component Serviceability

Examples of unsafe structural components:

- Soils where the bearing capacity is in doubt.
- Concrete deterioration.
- Aluminum corrosion.
- Detached or failing masonry connections.
- Steel that has metal fatigue.
- Wood that has been damaged by insects or rodents.



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Section 307—Handrails and Guards

Handrails:

- All stairs (interior and exterior) with more than four risers require a handrail.
- Handrails must be placed 30 inches to 42 inches from tread or finished floor.



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Section 307—Handrails and Guards

Guardrails:

- Stairs, landing, balconies, porches, decks and ramps or other walking surfaces greater than 30 inches above grade requires a guardrail.
- Guards shall not be less than 30 inches above the finished floor.



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Section 308—Rubbish and Garbage

Section 308.1—Accumulation of Rubbish or Garbage

Improper storage and disposal of rubbish and garbage can threaten the health and safety of the public.

Improper rubbish, garbage disposal can result in:

- Insect and rodent infestation.
- Blocked means of egress.
- Disease.



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Section 308.2—Disposal of Rubbish

Cause of improper disposal:

- Careless occupants.
- Insufficient containers.
- Infrequent rubbish pickup.



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Section 308.2.1—Rubbish Storage Facilities

The *owner* is responsible for:

- Removing rubbish on a regular basis; and
- Supplying an approved storage container for rubbish.



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Section 308.2.2—Refrigerators

- Refrigerators shall not be discarded without first removing the doors.



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Section 308.3—Disposal of Garbage

- Garbage is the animal and vegetable wastes created from the preparation and consumption of food.
- Occupants are responsible for properly disposing of their garbage wastes.



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Section 308.3.1—Garbage Facilities

Owners of dwelling units must supply one of the following:

- Garbage disposal.
- Incinerator.
- Leak-proof, covered, outside garbage container.



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Section 308.3.2—Containers

- Approved containers with tight-fitting lids must be provided.



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Section 309—Pest Infestation

- All structures must be kept free from insect and rodent infestations.

Structure	Responsibility
Unoccupied structure prior to occupation	Owner
In common areas and exterior of all non-residential buildings and dwelling units containing two or more units	Owner
Single-family dwellings	Occupant
Infestations caused by a defect in the structure	Owner
Infestations in common areas (multiple occupancy)	Owner
Infestations caused by the occupant in the occupant's private unit	Occupant and Owner



2018 IPMC Overview

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LEARNING
center

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9/2/2021

Agenda Item No. F)

PRESENTER:

Kevin Collins, Building Official

SUBJECT:

Discuss the formation and process of the Technical Advisory Committee for Code Adoption.

DEPARTMENT: Planning and Development Services Department**COUNCIL DISTRICTS IMPACTED:** Not applicable.**BACKGROUND INFORMATION:**

The Building Safety Division will be adopting the 2021 International Building Codes and Technical Advisory Committee will formed to facilitate the process.

ISSUE:

This item is for presentation only.

FISCAL IMPACT:

This item is for presentation purpose only.

RECOMMENDATION:

This item is for presentation purpose only.