

Ordinance amending Chapter 13 of the Corpus Christi Code to repeal the International Property Maintenance Code, 2015 Edition, and adopt the International Code Council's International Property Maintenance Code, 2024 Edition, with local amendments; providing for a penalty not to exceed \$500 and publication.

WHEREAS, the City of Corpus Christi has established the Building Standards Board for the purpose of obtaining public comment on the proposed adoption of or amendment to the International Property Maintenance Code;

WHEREAS, the Building Standards Board has held public hearing to solicit public comment on the proposed adoption of the 2024 International Property Maintenance Code with local amendments provided herein; and

WHEREAS, the International Code Council provides free online access to the 2024 International Property Maintenance Code.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS, THAT:

SECTION 1. The Corpus Christi Code, Chapter 13, Sec. 13-20 - Adoption of the International Property Maintenance Code, 2015 Edition, is repealed and replaced by adding the following language as delineated below:

Sec. 13-20. - Adoption of the International Property Maintenance Code.

The International Property Maintenance Code, 2024 Edition, as published by the International Code Council, is incorporated by reference, and adopted as the International Property Maintenance Code of the City of Corpus Christi with the following local amendments:

CHAPTER 1 SCOPE AND ADMINISTRATION

PART 1-SCOPE AND APPLICATION

SECTION 101

SCOPE AND GENERAL REQUIREMENTS

Section 101.1 of the International Property Maintenance Code is revised to read as follows:

101.1 Title. These regulations shall be known as the International Property Maintenance Code of the City of Corpus Christi, hereinafter referred to as "this code."

Section 101.2 of the International Property Maintenance Code is revised to read as follows:

101.2 Scope

(a) This code is based on the International Property Maintenance Code, 2024 edition, as published by the International Code Council, Inc., but has been modified to reflect local conditions and traditional local requirements of the City of Corpus Christi, hereinafter referred to as “City”.

(b) The provisions of the Property Maintenance Code shall apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, 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.

Section 101.5 is added to this code to read as follows:

101.5 Non-discrimination. A Code Compliance initiated action shall not be based on an owner's or occupant's race, color, sex, religion, age, disability, national origin, sexual orientation or gender identity.

SECTION 102 APPLICABILITY

Section 102.3 of the International Property Maintenance Code is revised to read as follows:

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 all codes adopted by the City, including but not limited to the City of Corpus Christi Technical Construction Codes, International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code and NFPA 70. Nothing in this code shall be construed to cancel, modify, or set aside any provision of the Corpus Christi Code or the City of Corpus Christi Unified Development Code.

Section 102.6 of the International Property Maintenance Code is revised to read as follows:

102.6 Historic buildings. The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of

health, safety and welfare. The Unified Development Code historic overlay zoning district and/or landmark designation regulations are applicable.

Section 102.7 of the International Property Maintenance Code is revised to read as follows:

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

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

Section 102.7.1 of the International Property Maintenance Code is revised to read as follows:

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

Section 102.7.2 of the International Property Maintenance Code is revised to read as follows:

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

Section 102.8 of the International Property Maintenance Code is revised to read as follows:

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

Section 102.9 of the International Property Maintenance Code is revised to read as follows:

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

Section 102.10 of the International Property Maintenance Code is revised to read as follows:

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

Section 102.11 of the International Property Maintenance Code is deleted.

PART 2-ADMINISTRATION AND ENFORCEMENT

SECTION 103 CODE COMPLIANCE DIVISION

Section 103.1 of the International Property Maintenance Code is revised to read as follows:

103.1 Enforcement. The City organization established for the enforcement of this International Property Maintenance Code and the codes and standards referenced, which are considered part of the requirements of this code, consists of a Building Standards Board and the office of the Code Compliance Division. The function of the Code Compliance Division shall be the implementation, administration, and enforcement of the provisions of this code.

Commentary: For Building Standards Board information refer to City Code §13-20 et seq.

Section 103.2 of the International Property Maintenance Code is revised to read as follows:

103.2 Appointment. The Director of the Code Compliance Division, or such other city officer or employee as the City Manager may designate in writing, shall be known as the code enforcement official, hereinafter the “code official”.

Section 103.3 of the International Property Maintenance Code is revised to read as follows:

103.3 Designees. The code official shall have the authority to delegate powers under this Property Maintenance Code. Such designees shall have powers as delegated by the code official.

Section 103.4 of the International Property Maintenance Code is added, as such:

103.4 Liability. The code official, members of the Building Standards Board or employee charged with the enforcement of International Property Maintenance Code of Corpus Christi, while acting for the City, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by

reason of an act or omission in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Property Maintenance Code shall be defended by the legal representative of the City until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

Section 103.4.1 of the International Property Maintenance Code is added, as such:

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

Section 103.5 of the International Property Maintenance Code is added, as such:

103.5 Conflict of Interest. No employee connected with the City shall be financially interested in the furnishing of labor, material or appliances for the construction, alteration or maintenance of a building of which he is not the sole or part owner or in the making of plans or of specifications, therefore. No such officer or employee shall engage in any work which is inconsistent with his duties or with the interests of the City.

Section 104 of the International Property Maintenance Code is revised to read as follows:

SECTION 104 DUTIES AND POWERS OF THE CODE OFFICIAL

Section 104.1 of the International Property Maintenance Code is revised to read as follows:

104.1 General. The *code official* is hereby authorized and directed to enforce the provisions of this code.

Section 104.2 of the International Property Maintenance Code is revised to read as follows:

104.2 Determination of compliance. The code official shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of this code's provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code or other applicable codes and ordinances.

Section 104.2.1 of the International Property Maintenance Code is added to read as follows:

104.2.1 Technical assistance. To determine compliance with this code, the code official is authorized to require the owner or owner's authorized agent to provide a technical opinion and report.

Section 104.2.1.1 of the International Property Maintenance Code is added to read as follows:

104.2.1.1 Cost. A technical opinion and report shall be provided without charge to the jurisdiction.

Section 104.2.1.2 of the International Property Maintenance Code is added to read as follows:

104.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or specialty organization acceptable to the code official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

Section 104.2.1.3 of the International Property Maintenance Code is added to read as follows:

104.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises and the facilities and appurtenances situated hereon to identify and propose necessary recommendations.

Section 104.2.1.4 of the International Property Maintenance Code is added to read as follows:

104.2.1.4 Test methods. Where there is insufficient evidence of compliance with the provisions of this code, the code official shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized test standards, the code official shall approve the testing procedures. Such tests shall be performed by a party acceptable to the code official.

Section 104.2.2 of the International Property Maintenance Code is added and revised to read as follows:

104.2.2 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of

any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative is not specifically prohibited by this code and has been *approved*.

Commentary: This section will not supersede any historic overlay zoning district or landmark designation requirements in accordance with the Unified Development Code and/or the Corpus Christi Technical Construction Codes.

Section 104.2.2.1 of the International Property Maintenance Code is added to read as follows:

104.2.2.1 Approval authority. An alternative material, design or method of construction shall be approved where the code official finds that the proposed alternative is satisfactory and complies with **Sections 104.2.2** through **104.2.2.7**, as applicable.

Section 104.2.2.2 of the International Property Maintenance Code is added to read as follows:

104.2.2.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the code official for approval. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons the alternative was not approved.

Section 104.2.2.3 of the International Property Maintenance Code is added to read as follows:

104.2.2.3 Compliance with code intent. An alternative material, design or method of construction shall comply with the intent of the provisions of this code.

Section 104.2.2.4 of the International Property Maintenance Code is added to read as follows:

104.2.2.4 Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable:

1. Quality.
2. Strength.
3. Effectiveness.
4. Durability.
5. Safety, other than fire safety.
6. Fire safety.

Section 104.2.2.5 of the International Property Maintenance Code is added to read as follows:

104.2.2.5 Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the code official.

Section 104.2.2.5.1 of the International Property Maintenance Code is added to read as follows:

104.2.2.5.1 Fire tests. Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the building official.

Section 104.2.2.6 of the International Property Maintenance Code is added to read as follows:

104.2.2.6 Reports. Supporting documentation, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 104.2.2.6.1 and 104.2.2.6.2.

Section 104.2.2.6.1 of the International Property Maintenance Code is added to read as follows:

104.2.2.6.1 Evaluation reports. Evaluation reports shall be issued by an approved agency and use of the evaluation report shall require approval by the code official for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the code official's recognition of the approved agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the code official.

Section 104.2.2.6.2 of the International Property Maintenance Code is added to read as follows:

104.2.2.6.2 Other reports. Reports not complying with Section 104.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or specialty organization acceptable to the building official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

Section 104.2.2.7 of the International Property Maintenance Code is added to read as follows:

104.2.2.7 Peer review. The code official is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or

method of construction, prepared by a peer reviewer that is approved by the code official.

Section 104.2.3 of the International Property Maintenance Code is added to read as follows:

104.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases, provided that the *code official* shall first find that special individual reasons make the strict letter of this code impractical, and that the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety or structural requirements. The details of the written request for and action granting modifications shall be recorded and entered in the files of the department of building safety.

Section 104.2.3.1 of the International Property Maintenance Code is added to read as follows:

104.2.3.1 Code alternatives and modifications. Application for alternative materials, design and methods of construction and equipment in accordance with **Section 104.2.2**; modifications in accordance with **Section 104.2.3**; and documentation of the final decision of the code official for either shall be in writing and shall be retained in the official records.

Section 104.3 of the International Property Maintenance Code is added and revised to read as follows:

104.3 Right of Entry.

(a) Where it is necessary to make an inspection to enforce the provisions of this Property Maintenance Code, or whenever the code official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this Property Maintenance Code, the code official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this Property Maintenance Code, subject to legal restrictions. If such structure or premises is occupied, the code official shall present credentials to the owner, agent, occupant, or person in charge of the property and request entry.

(b) In cases of emergency where extreme hazards are known to exist which may involve the potential loss of life or severe property damage, no request is necessary.

(c) If a building, premises or property is unoccupied, vacant or otherwise uninhabited by humans, but which is otherwise open and may be entered by derelicts, vagrants or children, the code official shall have the same power of inspection as aforementioned, including the right of inspections without requesting permission of the owner or other person in charge, and if found to be in violation of this code, may placard it so as to prevent any occupancy of the building, premises or property for human use or habitation, or any other use.

(d) If entry is refused, the code official shall have recourse to every remedy provided by law to secure entry.

Section 104.3.1 of the International Property Maintenance Code is added and revised to read as follows:

104.3.1 Authority.

(a) A code enforcement official may:

(1) Make application for administrative and criminal search warrants under authority of the Texas Code of Criminal Procedure, Article 18.05, as such warrants may be necessary to enforce any provision of Code of Ordinances of the City of Corpus Christi or other municipal ordinance.

(A) A municipal court judge shall issue a search and/or seizure warrant describing the specific location subject to the warrant and items that may be seized, upon application by the city attorney, through a code enforcement official who has been refused access to a building, facility or residence, or any part thereof, and if such official can demonstrate:

1. Probable cause to believe that there may be a violation of this article and

2. That there is a need to inspect as part of a routine inspection program of the city designed to verify compliance with any ordinance, permit, or order issued by the city to protect the public health, safety, and welfare of the community.

(B) The warrant must be served at reasonable hours by the code enforcement official, in the company of a uniformed police officer of the city.

1. Hours during business operation or during a time a permittee is discharging into a sanitary sewer or the municipal separate storm sewer system is presumed to be a reasonable hours for access.

2. In the case of a suspected unpermitted discharge, or discharge from a domestic source, the municipal court judge shall make determination of reasonable hours for entry.

3. In the event of an emergency affecting public health and safety, inspections shall be made without the issuance of a warrant.

(2) Submit a request to the city attorney to petition any court of competent jurisdiction for an injunction to enjoin the continued violations.

(3) Issue citations for violations of any city ordinance observed being committed in the code enforcement official's presence.

(4) File a report with the city attorney and request the filing of a complaint in municipal court when the code enforcement official has reason to believe and does believe a city ordinance has been violated, but did not personally observe the violation.

(b) Upon receipt of a completed citation, signed by a code enforcement official, the administrator of municipal court shall process the citation and cause a complaint to be filed, in the same manner as a citation issued by a police officer.

(c) A code enforcement official is not authorized to arrest an individual for violation of any city ordinance.

Section 104.4 of the International Property Maintenance Code is added and revised to read as follows:

104.4 Identification. The code official shall carry City issued identification when inspecting structures or premises in the performance of duties under this Code. The code official shall make efforts to notify available onsite management and impacted occupants of their presence and exhibit proper identification.

Section 104.5 of the International Property Maintenance Code is added and revised to read as follows:

104.5 Inspections.

(a) The code 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 certified by a responsible officer of such an approved agency or by the responsible individual. The code official shall make a record of every such inspection and of all violations of this Code. The code 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.

(b) It shall be the duty of the code official to inspect all buildings, structures and premises, or other areas covered by this Property Code thought to be substandard. The inspections made or caused to be made by the code official shall determine the condition of the buildings, dwellings, dwelling units, rooming units and premises in the interest of safeguarding the health and safety of the occupants of dwellings, the neighborhood, and the general public.

Section 104.5.1 of the International Property Maintenance Code is added to read as follows:

Section 104.5.1 Coordination of inspections.

(a) Whenever in the enforcement of this Code or another code or ordinance, the responsibility of more than one City Department is involved, it is the duty of the initiating Department Director or designee involved to coordinate their inspections and administrative orders as fully as practicable so that the owners and occupants of the structure are not subjected to visits by numerous inspectors or multiple or conflicting orders.

(b) Whenever an inspector from any 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 appropriate City department or designee.

Section 104.6 of the International Property Maintenance Code is added, as such:

104.6 Notices and orders. The code official shall issue all necessary notices or orders to ensure compliance with this Code, in accordance with Section 107.

Section 104.7 of the International Property Maintenance Code is added, as such:

Section 104.7 Official records. The code official shall keep official records of all business and activities of the department specified in the provisions of this Code. Such records shall be retained in the official records for the period required for retention of public records.

SECTION 105. VIOLATIONS

Section 105.2 of the International Property Maintenance Code is revised to read as follows:

105.2 Notice of violation. The code official shall serve a notice of violation or order in accordance with Section 107.

Sections 105.2.1, 105.2.1.2, 105.2.1.3, and 105.2.1.4 of the International Property Maintenance Code are deleted.

Sections 105.2.2, 105.2.2.1, 105.2.2.2, 105.2.2.3, 105.2.2.4, 105.2.2.5, and 105.2.2.5.1 of the International Property Maintenance Code are deleted.

Sections 105.2.2.6, 105.2.2.6.1, 105.2.2.6.2, and 105.2.2.7 of the International Property Maintenance Code are deleted.

Section 105.2.3 of the International Property Maintenance Code is deleted.

Section 105.3 of the International Property Maintenance Code is revised to read as follows:

105.3 Prosecution of violation.

(a) Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor and the violation shall be deemed a strict liability offense.

(b) If the provisions of this code are violated or there is failure to comply therewith, or if the notice of violation is not complied with, the code official may institute the appropriate proceeding at law or in equity to restrain, correct or abate the violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made under this code.

Section 105.3. of the International Property Maintenance Code is deleted.

Section 105.4 of the International Property Maintenance Code is revised to read as follows:

105.4 Violation penalties.

(a) Violation of provisions of this code or failure to comply therewith, or with any requirements thereof including failure to comply with the terms of Notice of Violation in accordance with Section 107.2 within the time specified or any extension of time granted by the code official shall be fined upon conviction not more than \$500.00.

(b) After due notice has been served, each day a violation is permitted to exist shall constitute a separate offense. Nothing in this section shall limit the remedies to the City in seeking to enforce the provisions of this code.

Section 105.5 of the International Property Maintenance Code is revised to read as follows:

105.5 Abatement of violation.

(a) The imposition of the penalties herein prescribed shall not preclude the legal officer of the City from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the building, structure or premises.

Sections 105.6 of the International Property Maintenance Code is revised to read as follows:

105.6. Lien upon real estate. Any action taken by the City on such premises is charged against the real estate upon which the structure is located and is a lien upon such real estate. A statement of expense for the City action shall be filed with the Nueces County Clerk by the code officer, or other city officer or employee as the City manager may designate. The City shall have a lien against the real estate to secure the expenditure made and ten (10) per cent interest on that amount from the date of the payment. For the expenditures and interest, suit may be instituted in the name of the City, and the statement of expense made as herein noted, or a certified copy the statement of expense, shall be prima facie proof of the amount expended in such work.

Sections 105.6.1, 105.6.2, 105.6.3, 105.6.4, and 105.6.5 of the International Property Maintenance Code are deleted.

Sections 105.7, 105.7.1, 105.8, and 108.1 of the International Property Maintenance Code are deleted.

Section 106 of the International Property Maintenance Code is revised to read as follows:

Section 106 MEANS OF APPEAL

Commentary: Means of Appeal. Refer to City Code §13-20 et seq.

Section 107 of the International Property Maintenance Code is revised to read as follows:

**SECTION 107
NOTICES AND ORDERS**

Section 107.1 of the International Property Maintenance Code is revised to read as follows:

107.1 Notice to person(s) responsible. Whenever the code official determines there has been a violation of this Code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person(s) responsible for the violation as specified in this Code or of any rule or regulation concerning the health, safety, or general welfare adopted by the City as it relates to structures or premises.

When a notice is provided under this section, the code official may inform the owner/person(s) responsible that if the owner/person(s) responsible commits another violation of the same subsection of this Code on or before the first anniversary of the date of the notice, the City, without further notice, may proceed with the prosecution and/or abatement of said violation.

Section 107.2 of the International Property Maintenance Code is revised to read as follows:

107.2 Form. Whenever any violation of this Code, generally or specifically defined in this Code, shall exist within the city, the code officer shall notify, in writing, the owner or occupant of the premises whereon such violation exists, and order such owner or occupant to abate or remedy the violation described in such notice, within such time as may be specified within the order. Such notice prescribed in Section 107.1 shall be in accordance with all of the following:

1. Be in writing.
2. Include a description of the real property sufficient for identification, to include the legal description of the subject property.
3. Include a statement of the violation or violations and why notice is being issued.
4. Include a correction order allowing a reasonable amount of time to make the repairs and improvements required to bring the premises into compliance with provisions of this code.
5. Inform property owner of the name and phone number of the code official or designee.
6. Include a statement of the right to file a lien in accordance with **Section 105.6**.

Section 107.3 of the International Property Maintenance Code is revised to read as follows:

107.3 Method of service. Such notice shall be deemed to be properly served where a copy thereof is served in accordance with one of the following methods:

1. Delivered personally;
2. Sent by first class mail, to the owner of record at his address as it appears on the Nueces County Appraisal District records;
3. Posted in a conspicuous place in or about the structure;
4. If abatement measures are intended, notice is to be sent by certified or registered mail addressed to the *owner* at the last known address with the return receipt requested; or
5. Delivered in any other manner as prescribed by local law.

When a notice is mailed in accordance with this section to a property owner, lienholder, mortgagee, or registered agent and the United States Postal Service returns the notice as “refused” or “unclaimed,” the validity of the notice is not affected, and the notice is considered delivered.

Section 107.4 of the International Property Maintenance Code is revised to read as follows:

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

Section 107.5 of the International Property Maintenance Code is added and reads as follows:

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

Section 108 of the International Property Maintenance Code is revised to read as follows:

SECTION 108 STOP WORK ORDER

Section 108.1 of the International Property Maintenance Code is revised to read as follows:

108.1 Authority. Where the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.

Section 108.4 of the International Property Maintenance Code is revised to read as follows:

108.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not more than \$500.00 dollars.

SECTION 109 UNSAFE STRUCTURES AND EQUIPMENT

Section 109.1 of the International Property Maintenance Code is revised to read as follows:

109.1 Unsafe Conditions. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found to

be an unlawful structure, such structure or equipment shall be deemed a threat to the public health, safety or welfare.

Section 109.1.2 of the International Property Maintenance Code is revised to read as follows:

109.1.2 Building Standards.

Commentary: For Building Standards refer to City Code §13-20 et seq and **City Of Corpus Christi Technical Construction Codes.**

Section 109.1.3 of the International Property Maintenance Code is revised to read as follows:

109.1.3 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, HVAC 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*.

Section 109.1.4 of the International Property Maintenance Code is revised to read as follows:

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

Section 109.1.5 of the International Property Maintenance Code is revised to read as follows:

109.1.5 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than are permitted under this code, or was erected, altered or occupied contrary to law.

Section 109.1.6 of the International Property Maintenance Code is revised to read as follows:

109.1.6 Hazardous structure or premises. For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be hazardous and deemed substandard:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged, or which cannot be expected to withstand winds of hurricane force.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, electrical, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease, including all conditions conducive to the harboring of rats or mice or other disease-carrying animals or insects reasonably calculated to spread disease.
10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
11. All buildings or structures which have pit privies where the same are not permitted by law or which are not connected to the city sewer when required by law or where inadequate and unsanitary pit privies or septic tanks exist.

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

Section 109.2 of the International Property Maintenance Code is revised to read as follows:

Section 109.2 Closing of vacant structures.

Commentary: For closing of vacant structures refer to City Code §13-3002 et seq.

Section 109.2.1 of the International Property Maintenance Code is revised to read as follows:

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

Section 109.3 of the International Property Maintenance Code is revised to read as follows:

109.3 Record. The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

Section 109.4 of the International Property Maintenance Code is revised to read as follows:

109.4 Notice. Whenever the code official has determined a structure or equipment to be a threat to the public health, safety or welfare under the provisions of this section, notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or the person or persons responsible for the structure or equipment in accordance with Section 107.3. If the notice pertains to equipment, it shall also be placed on the equipment. **The notice shall be in the form prescribed in Section 107.2.**

Section 13-3005 of the Corpus Christi Code is revised to read as follows:

Section 13-3005 Notice of vacant building.

Subsection (b)(1)(b) Take measures to secure the building by normal or other than normal means within 7 days as prescribed in 13-3006.

Subsection (b)(2)(b) Take measures to secure the building by normal or other than normal means within 7 days as prescribed in 13-3006.

Subsection (b)(2)(b) Take measures to secure the building by normal or other than normal means within 7 days as prescribed in 13-3006.

Section 13-3008 of the Corpus Christi Code is revised to read as follows:

Section 13-3008 Duty to secure the vacant building

(d) One the following methods must be used to secure a residential building:

1. Installation and maintenance of adequate first-floor windows and doors, in accordance with Article II, Property Maintenance Code.
2. Installation of wooden structural panels on unsecured windows, doors or other exterior openings in accordance with Article III. Vacant Buildings.
3. Any other method approved by the administrator.

(e) One of the following methods must be used to secure a commercial building:

1. Installation and maintenance of adequate first-floor windows and doors, in accordance with Article II, Property Maintenance Code.
2. Installation and maintenance of security shutters, grills, and bars for windows and doors.
3. Installation and maintenance of adequate locks for windows and doors.
4. Any other method approved by the administrator.

Section 109.5 of the International Property Maintenance Code is revised to read as follows:

109.5 Placarding. Upon failure of the owner, owner's authorized agent, or person responsible to comply with the notice provisions within the time given, the code official may post on the premises or on defective equipment a placard bearing the words "This Structure or Equipment is a threat to public health, safety or welfare and occupancy and/or use is prohibited" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

Section 109.5.1 is added to the International Property Maintenance Code to read as follows:

109.5.1 Placard removal. The code official shall remove the "unfit for human occupancy and/or use" placard whenever the defect or defects upon which the placarding actions were based have been eliminated. Any person who defaces or removes a placard without the approval of the code official shall be subject to the penalties provided by this Code.

Section 109.6 of the International Property Maintenance Code is revised to read as follows:

109.6 Prohibited occupancy. Any occupied structure determined to be a threat to the public health, safety and welfare shall be placarded by the code official and shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premise or operate placarded equipment shall be liable for the penalties provided by this Code. Failure to vacate as ordered by the Code official is a violation of this Code.

Section 109.7 added to the International Property Maintenance Code is to read as follows:

109.7 Restoration or abatement. The structure or equipment determined to be unsafe by the code official is permitted to be restored to a safe condition. The owner, owner's authorized agent, operator or occupant of a structure, premises or equipment deemed unsafe by the code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action. To the extent that repairs, alterations, or additions are made, or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions, or change of occupancy shall comply with the requirements of this Code, the International Existing Building Code.

Commentary: This provision will not supersede any requirements of the Corpus Christi Technical Construction Codes or Unified Development Code.

Commentary: This section will not supersede any historic overlay zoning district or landmark designation requirements in accordance with the Unified Development Code.

SECTION 110 EMERGENCY MEASURES

Section 110.1 of the International Property Maintenance Code is revised to read as follows:

110.1 Imminent danger. When, in the opinion of the *code official*, there is *imminent danger*

of failure or collapse of a building or *structure* that endangers life, safety, or property of any person; or when any *structure* or part of a *structure* has fallen and life, safety, or property of any person 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 *code official* is hereby authorized and empowered to order and require the *occupants* to vacate the *premises* forthwith. The *code official* shall cause to be posted

at each entrance to such *structure* a notice reading as follows: "This Structure Is Unsafe and Its *Occupancy* Has Been Prohibited". It shall be unlawful for any *person* to enter such *structure* except for the purpose of securing the *structure*, making the required repairs, removing the hazardous condition or of demolishing the same.

Section 110.2 of the International Property Maintenance Code is revised to read as follows:

110.2 Emergency safeguards. Notwithstanding other provisions of this Code, whenever, in the opinion of the code official, there is imminent danger due to an unsafe condition a structure or premises, or when the structure may be entered by unauthorized persons, the code 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 in this Code or any other rules or regulation in the City Code concerning health, safety or general welfare has been instituted; and shall cause such other action to be taken as the code official deems necessary to meet such an emergency. For this purpose, the code official may at once enter such structure or premises, or abutting land or structures, with such assistance and at such cost as he may deem necessary in the circumstances.

Section 110.3 of the International Property Maintenance Code is revised to read as follows:

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

Section 110.4 of the International Property Maintenance Code is revised to read as follows:

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

Section 110.5 is added to the International Property Maintenance Code to read as follows:

110.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the City. The legal counsel of the City shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs by assessing a lien in accordance with Section 105.6.

Section 110.6 is added to the International Property Maintenance Code to read as follows:

110.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. If any affected person shall thereafter desire a hearing upon the matter, a petition directed to the Code Compliance Division must be filed with the City Secretary and the affected person will be afforded a hearing before the Building Standards Board as described in the City Code at §13-21 et seq.

Section 110. is added to the International Property Maintenance Code to read as follows:

SECTION 111. DEMOLITION

Commentary: Demolitions. Refer to City Code §13-20 et seq.

Section 112. is added to the International Property Maintenance Code to read as follows:

SECTION 112. MEANS OF APPEAL

Commentary: Means of Appeal. Refer to City Code §13-20 et seq.

CHAPTER 2: DEFINITIONS

SECTION 201. GENERAL

Section 201.3 of the International Property Maintenance Code is revised to read as follows:

201.3 Terms defined in other codes. Where terms are not defined in this Code and are defined in the City of Corpus Christi Technical Construction Codes, Unified Development Code, Texas Local Government Code, Texas Health & Safety Code, or Texas Administrative Code, such terms shall have the meanings ascribed to them as stated in those codes.

SECTION 202. GENERAL DEFINITIONS

Section 202 of the International Property Maintenance Code is revised by deleting definitions for the terms "Condemn," and "Inoperable Motor Vehicle," "Ultimate Deformation," adding definitions for the terms "Building Standards Board," "City," "City Code," "City of Corpus Christi Technical Construction Codes," "Designee," "Fire Prevention Code of the City of Corpus Christi," "Fence," "Hazardous Vegetation," "Lawfully," "Outside Placement," "Public Way/Public Right-of-Way," "Published," "Report," "Sidewalk," "Surface Hazard," and "Unfit for Human Occupancy," and amending definitions to the terms "Code Official," "Cost of Such Demolition", "Emergency Demolition" or "Emergency Repairs," and "Imminent Danger" to read as follows:

Building Standards Board. Composed of members who are qualified by experience and training to pass on matters pertaining to property maintenance and who are not employees of the jurisdiction. This board shall be appointed by the city council.

City. The City of Corpus Christi.

City Code. The Code of Ordinances of the City of Corpus Christi, Texas.

City of Corpus Christi Technical Construction Codes. The City of Corpus Christi adopted with local amendments, the International Code Council (ICC), 2021 editions of the International Building Code, Existing Building Code, Energy Conservation Code, Fuel Gas Code, Mechanical Code, Plumbing Code, and Residential Code for One and Two Family Dwellings, and the National Electrical Code. Collectively these codes, as adopted and amended, are known as the City of Corpus Christi Technical Construction Codes, and are known individually as the City of Corpus Christi Building Code, Existing Building Code, Electrical Code, Energy Conservation Code, Fuel Gas Code, Mechanical Code, Plumbing Code, and Residential Code for One- and Two-Family Dwellings.

Code Official. Director of the Code Compliance Division, or such other city officer or employee as the City Manager may designate in writing who may make application for administrative and criminal search warrants under authority of the V.T.C.A., Code of Criminal Procedure, art. 18.05, as such warrants may be necessary to enforce any provision of Code of Ordinances of the City of Corpus Christi, this code or other municipal ordinance duly promulgated.

Cost of such Demolition, Emergency Demolition or Emergency Repairs. The costs shall include the actual costs of the demolition or repair of the structure. Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs, emergency demolition or to obtain or enforce any ordered demolition.

Designee. The code official shall have the authority to delegate powers under this Code to a designee. Such designees shall have powers as delegated by the code official.

Fire Prevention Code of the City of Corpus Christi. The City of Corpus Christi adopted with local amendments, the International Code Council (ICC), International Fire Code, as the Fire Prevention Code of the City of Corpus Christi.

Fence. Any enclosing barrier, constructed of wood, metal or any other material, regardless of its use or purpose.

Hazardous Vegetation. Dead and dying trees, tree limbs or other natural growth which, by reason of rotting, deterioration, physical damage or storm damage constitutes a hazard to persons or structures within the vicinity thereof.

Imminent Danger. A condition which could cause serious or life-threatening injury or death at any time and may constitute emergency measures.

Lawfully. In accordance with the City code requirements at the time of construction or installation.

Outside Storage Any item which is not customarily used or stored outside or not made of a material that is resistant to damage or deterioration from exposure to the outside environment. Said items include, but are not limited to, auto parts, appliances not in service, metal or wood products or parts not converted to a final use, beverage, food or other containers not stored within a closed household recycling bin or refuse container, plumbing fixtures that are commonly used indoors or that have been converted to another use. This includes placement in a structure that is open or not completely enclosed, including any porch cover or carport or upon any open porch or under any tarp.

This does not include lawn care tools or recreational equipment incidental to the use of the property. Building materials stored outdoors on any site for construction or demolition of a structure on the premises shall be used or incorporated into the proposed structure or removed from the premises within 90 days from the date of arrival on the premises or upon the expiration of any associated building permit, whichever comes later.

PUBLIC WAY/Public Right-of-Way. Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.

Published. Posted on the code enforcement department website or various media outlets and kept in City files for a period of time.

Report. Written or electronic documentation of an unsafe condition.

Sidewalk. That portion of the roadway primarily constructed for the use of pedestrians and constructed of concrete or other durable materials.

Surface Hazard. Holes, excavations, breaks, projections, obstructions and other hazardous conditions, on paths, walkways, driveways, parking lots, parking areas, and other parts of the premises which are accessible to any person entering thereon.

Unfit For Human Occupancy. Any structure that is an unsafe structure, unlawful or otherwise is in such a degree of disrepair, lack of maintenance, is unsanitary, vermin or rat infested, contains filth and contamination or lacks ventilation, illumination, sanitary or heating facilities, lacks operating utility connections or other essential equipment required by this code or any other adopted code or standard or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

CHAPTER 3 GENERAL REQUIREMENTS

Section 302.1 of the International Property Maintenance Code is revised to read as follows:

301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements and the code under which the building was constructed, except as otherwise provided for in this code or in State or Federal Law.

The owner or owner's agent shall be responsible for ensuring that any repairs, additions or alterations to the building or portion thereof are performed or constructed in accordance with the International Building Code, International Residential Code or International Existing Building Code.

A person shall not occupy as owner-occupant or permit another person to occupy premises that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.

Section 301.3 of the International Property Maintenance Code is revised to read as follows:

301.3 Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect public health or safety.

Commentary: For vacant structures and land also refer to City Code §13-20 et seq.; City Code §22-1 et seq; and City Code §23-50 et seq.

SECTION 302 EXTERIOR PROPERTY AREAS

Section 302.1 of the International Property Maintenance Code is revised to read as follows:

302.1 Exterior maintenance. All exterior property and premises shall be maintained in a clean, safe and sanitary condition and free of outside placement, hazardous vegetation, or surface hazards.

Section 302.2 of the International Property Maintenance Code is revised to read as follows:

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

Exception: Approved detention areas, retention areas, filtration areas, and reservoirs.

Section 302.4 of the International Property Maintenance Code is revised to read as follows:

302.4 Weeds. All improved premises and exterior property shall be maintained free from weeds or plant growth of 12 inches or higher. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Commentary: For weeds also refer to City Code §23-50 et seq.

Exception: A tract of real property or any portion thereof which is not improved or is lawfully and exclusively used for active agricultural operations as set forth in the V.T.C.A., Agricultural Code Title 8, Chapter 251, with any improved rights-of-way adjacent to the property, will be required to maintain along the property line, to include the improved rights-of-way, a 20-foot wide strip of land surface on which all brush, grass, or weeds are maintained at a height less than 12 inches above the ground; all branching growth, leafy foliage seven (7) or less feet above a public sidewalk or thirteen (13) feet above a public street has been removed; and all hazardous vegetation shall be removed.

Section 302.6 of the International Property Maintenance Code is revised to include an Exception as follows:

Exception. Pipes, ducts, conductors, fans or blowers were installed lawfully.

Section 302.7 of the International Property Maintenance Code is revised to read as follows:

302.7 Accessory structures. All accessory structures, including detached garages, shall be maintained structurally sound and in good repair.

Section 302.7.1 is added to read as follows:

302.7.1 Fences. All fences, facing the street frontage of the premises or adjacent to a public way, and/or adjacent to an improved premises shall be maintained structurally sound and in good repair. Any of the following conditions shall be corrected:

1. Rotted, fire damaged, broken wood, support posts or cross members shall be repaired or replaced.

2. Broken or fire damaged wooden slats shall also be repaired or replaced.
3. Broken or severely bent metal posts or torn, cut ripped metal fencing materials shall be repaired or replaced.
4. Any fence, or any portion thereof, having loose bricks, stones, rocks, mortar, masonry, or similar materials shall be repaired or replaced.

Commentary: All fences on properties where applicable shall adhere to the "visibility triangle" rules referenced in the Unified Development Code Section 4.2.9 Visibility Triangle.

Section 302.8 of the International Property Maintenance Code is revised to read as follows:

302.8 Motor vehicles. For Motor Vehicles refer to City Code § 13-38 et seq. **Junked vehicles declared to be public nuisance.**

Section 302.9.1 is added to read as follows:

302.9.1 Other provisions related to defacement of property. For other provisions related to the Defacement of Property refer to City Code § 33-100 et seq.

SECTION 304 EXTERIOR STRUCTURE

Section 304.1.1 of the International Property Maintenance Code is revised to read as follows:

304.1.1 Unsafe conditions. The following conditions shall be considered unsafe, shall be assessed, and shall be addressed in compliance with the International Existing Building Code, the International Residential Code or the International Building Code:

1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations has deterioration or distress that appears to reduce its load-carrying capacity.
3. Structures or components thereof have deterioration or distress that appear to reduce their load-carrying capacity.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or watertight.

5. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or appear to be incapable of supporting their load-carrying capacity.
6. Exterior walls that are not anchored to supporting and support elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or appear to be incapable of supporting their load-carrying capacity.
7. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and appear to be incapable of supporting their load-carrying capacity.
8. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or appear to be incapable of supporting their load-carrying capacity.
9. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting their load-carrying capacity.
10. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting their load-carrying capacity.
11. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards, and hand-rails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting their load-carrying capacity.
12. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting their load-carrying capacity.

Exceptions: Where substantiated otherwise by an approved method.

Section 304.3 of the International Property Maintenance Code is revised to read as follows:

304.3 Address identification. Buildings shall have approved address identification. The address identification shall be legible and placed in a position to be visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4

inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm). Where required by fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

All multiunit buildings shall have signage that identifies all units contained within the building. The signage should be placed in a position to be plainly visible from the driveway fronting the building. The signage shall have a contrasting background with a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

Section 304.5 of the International Property Maintenance Code is revised to read as follows:

304.5 Foundation. All foundations, piers, or other structural elements shall be maintained plumb and capable of adequate support, free from open cracks and breaks and shall be kept in such conditions to prevent the entry of rodents and other pests.

Section 304.14 of the International Property Maintenance Code is revised 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 minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exceptions: (1) Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed. (2) Habitable spaces served by air conditioning unit in sound condition and good repair. (3) Doors are not required to be screened if there is an additional ventilation source in the room.

Section 304.18 of the International Property Maintenance Code is revised to read as follows:

304.18 Building security. Doors, attic access, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

The owners of residential rental units shall be deemed to have met this requirement by installing devices that are required under the TEXAS PROPERTY CODE - TITLE 8 LANDLORD and TENANT - CHAPTER 92, RESIDENTIAL TENANCIES - SUBCHAPTER D. SECURITY DEVICES

Exception: Locking devices for attic access are not required in single family dwellings. Section 304.18.1 of the International Property Maintenance Code is revised to read as follows:

304.18.1 Doors Requiring Deadbolt Locks. Doors providing access to an individual dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order to provide additional building security (i.e., student safety in college dorms and off campus housing). For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

SECTION 305 INTERIOR STRUCTURE

305.1.1 of the International Property Maintenance Code is revised to read as follows:

305.1.1 Unsafe conditions. The following conditions shall be considered unsafe, shall be assessed, and shall be addressed in compliance with the International Existing Building Code, the International Residential Code or the International Building Code:

1. Structural members have deterioration or distress that appears to reduce their load-carrying capacity.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations has deterioration or distress that appears to reduce its load-carrying capacity.
3. Structures or components thereof have deterioration or distress that appear to reduce their load-carrying capacity.
4. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections that appear not capable of supporting their load-carrying capacity.
5. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or that appear not capable of supporting their load-carrying capacity.

Exception: Where substantiated otherwise by an approved method.

SECTION 306 COMPONENT SERVICEABILITY

Section 306.1.1 of the International Property Maintenance Code is revised to include an Exception to read as follows:

306.1.1 Unsafe conditions.

Commentary: For unsafe conditions refer to City Code §13-20 Section 108 et seq.

**SECTION 308
RUBBISH AND GARBAGE**

Section 308.2.1 of the International Property Maintenance Code is revised to include an Exception to read as follows:

Exception: Unless provided otherwise by contract or by city.

Section 308.2.2 of the International Property Maintenance Code is revised to read as follows:

308.2.2 Appliances. Refrigerators and similar equipment not in operation or that poses a risk of imminent danger shall not be discarded, abandoned or stored on the exterior of the premises.

Section 308.1 of the International Property Maintenance Code is revised to read as follows:

308.3.1 Containers. The *operator* of every establishment producing *garbage* shall provide and at all times cause to be utilized, *approved* leakproof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal.

Section 308.2 of the International Property Maintenance Code is deleted.

Commentary: For containers refer to Section 308.3.1.

**SECTION 309
PEST ELIMINATION**

Section 309.5 of the International Property Maintenance Code is deleted.

SECTION 311 of the International Property Maintenance Code is deleted.

Commentary: For Storm Shelters evaluations, maintenance, and repair refer to the City's Office of Emergency Management.

SECTION 311 STORM SHELTERS

~~**311.1 General.** Community *storm shelters* shall be evaluated, maintained and repaired in accordance with this section and ICC 500.~~

~~**311.2 Evaluation.** Community storm shelters shall be evaluated annually and when requested by the authority having jurisdiction in accordance with ICC 500.~~

~~**311.3 Maintenance and repairs.** Community storm shelters shall be maintained in an operable condition. All structural and operational elements shall be repaired or replaced in accordance with ICC 500 where damaged or found to be inoperable.~~

SECTION 402 LIGHT

Section 402.1 of the International Property Maintenance Code is revised to include an Exception to read as follows:

Exception: (1) Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but a minimum of 25 square feet (2.33 m²). The exterior glazing area shall be based on the total floor area being served. (2) Where installed or constructed lawfully.

SECTION 403 VENTILATION

Section 403.2 of the International Property Maintenance Code is revised to include an Exception to read as follows:

Exception: Re-circulating mechanical ventilation system allowed where installed or constructed lawfully.

Section 403.4 of the International Property Maintenance Code is revised to include an Exception to read as follows:

Exception: Re-circulating vent hoods are allowed in residential occupancies where installed lawfully.

Section 403.5 of the International Property Maintenance Code is revised to include an Exception to read as follows:

Exception: (1) Listed and labeled condensing (ductless) clothes dryers. (2) Except where constructed lawfully.

Section 404.3 of the International Property Maintenance Code is revised to include an Exception to read as follows:

Exception: Unless installed or constructed lawfully.

Section 404.4.1 of the International Property Maintenance Code is revised to include an Exception to read as follows.

Exception: Unless constructed lawfully.

Section 404.4.2 of the International Property Maintenance Code is revised to include an Exception to read as follows:

Exception: (1) Units that contain fewer than two bedrooms. (2) Unless lawful at the time of construction or renovation.

Section 404.4.3 of the International Property Maintenance Code is revised to include an Exception to read as follows:

Exception: Unless constructed lawfully.

Section 404.6 of the International Property Maintenance Code is revised to read as follows:

Exception: Unless constructed lawfully.

Section 503.1 of the International Property Maintenance Code is revised to include an Exception to read as follows:

Exception: Except as provided otherwise in state rules and regulations.

Section 503.3 of the International Property Maintenance Code is revised to include an Exception to read as follows:

Exception: (1) No toilet facility is required at offsite work areas. (2) In multi-unit residential properties, a toilet facility is not required if there is no onsite management office located on the property. (3) In multi-unit residential properties, where there is an onsite management office, there is no maximum travel distance to a toilet facility. (4) Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employee's regular working area to the facilities.

Section 505.1 of the International Property Maintenance Code is revised to include an Exception to read as follows:

Exceptions: Facilities constructed lawfully without hot water.

Section 506.3 of the International Property Maintenance Code is revised to read as follows:

506.3 Grease interceptors/Grease traps. Refer to City Code § 55-160 et seq. and International Plumbing Code as adopted and amended by the City.

Section 602.3 of the International Property Maintenance Code is revised to read as follows:

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exception:

When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code as adopted and amended by the City.

Section 602.4 of the International Property Maintenance Code is revised to read as follows:

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat to maintain a minimum temperature of 65° F (18° C) during the period the spaces are occupied.

Section 603.5 of the International Property Maintenance Code is revised to include an Exception to read as follows:

Exception: A supply of air for complete combustion of the fuel and for ventilation must be maintained as it was lawfully installed.

Section 604.2 of the International Property Maintenance Code is revised to include an Exception to read as follows:

Exception: Electric service may be maintained if installed lawfully.

Section 604.3.1.1 of the International Property Maintenance Code is revised to read as follows:

604.3.1.1 Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in

accordance with the provisions of the International Building Code as adopted and amended by the City.

Exception: The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated a maximum of 600 volts or less;
2. Busway, rated a maximum of 600 volts;
3. Panelboards, rated a maximum of 600 volts;
4. Switchboards, rated a maximum of 600 volts;
5. Fire pump controllers, rated a maximum of 600 volts;
6. Manual and magnetic motor controllers;
7. Motor control centers;
8. Alternating current high-voltage circuit breakers;
9. Low-voltage power circuit breakers;
10. Protective relays, meters and current transformers;
11. Low- and medium-voltage switchgear;
12. Liquid-filled transformers;
13. Cast-resin transformers;
14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;
15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;
16. Luminaires that are listed as submersible;
17. Motors;
18. Electronic control, signaling and communication equipment.

Section 604.3.2.1 of the International Property Maintenance Code is revised to read as follows:

604.3.2.1 Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire, shall be replaced in accordance with the provisions of the International Building Code as adopted and amended by the City.

Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or approved manufacturer's representative indicates that the equipment has not sustained damage that requires replacement.

Section 606.1 of the International Property Maintenance Code is revised to read as follows:

606.1 Elevators. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

Sections 606.2 and 606.3 of the International Property Maintenance Code are deleted.

Sub-sections 606.3.1, 606.3.2, and 606.3.3 of the International Property Maintenance Code are deleted.

Section 702.1 of the International Property Maintenance Code is revised to read as follows:

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code as adopted and amended by the City.

Section 702.2 of the International Property Maintenance Code is revised to read as follows:

702.2 Aisles. The required width of aisles in accordance with the International Fire Code, as adopted and amended and adopted by the City, shall be unobstructed.

Section 702.3 of the International Property Maintenance Code is revised to read as follows:

702.3 Locked doors. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the International Building Code as amended and adopted by the City, or the required security devices enumerated in the Texas Property Code.

Exception: double cylinder locking devices are allowed in single-family and two-family dwellings where not used as group homes, daycare, foster care homes, childcare, assisted living or where prohibited by law.

Section 703 of the International Property Maintenance Code is revised to read as follows:

SECTION 703. FIRE-RESISTANCE RATINGS

Commentary: Refer to International Fire Code as adopted and amended by the City.

Section 704.1 of the International Property Maintenance Code is revised to read as follows:

704.1 General. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code as

adopted and amended by the City. The duties of landlords to inspect and repair smoke alarms in residential dwelling units leased to others are governed by the TEXAS PROPERTY CODE - CHAPTER 92 - SUBCHAPTER F. SMOKE DETECTORS.

Commentary:

1. The duties of landlords to inspect and repair smoke alarms in residential dwelling units leased to others are governed by the **TEXAS PROPERTY CODE – CHAPTER 92 – SUBCHAPTER F. SMOKE DETECTORS.**
2. Fire protection systems currently in existing buildings, including sprinklers, standpipes, smoke detectors and fire alarms, are regulated by the International Fire Code as adopted and amended by the City.

Commentary: All subsections of Section 704 Fire Protection Systems shall be installed, operated, inspected, tested, and maintained in accordance with and regulated by the International Fire Code as adopted and amended by the City..

Section 705 of the International Property Maintenance Code is revised to read as follow:

Commentary: Refer to the International Fire Code as adopted and amended by the City.

Chapter 8 of the International Property Maintenance Code is revised to read as follows:

User note:

About this chapter: This code contains numerous references to standards promulgated by other organizations that are used to provide requirements for materials and methods of construction. Chapter 8 contains a comprehensive list of all standards that are referenced in this code. These standards, in essence, are part of this code to the extent of the reference to the standard.

Section 801. This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.8. All references to National Model Codes are references to the National Model Codes as adopted by the City with local amendments.

Section 801.1 The City of Corpus Christi, has adopted, with local amendments, **the International Code Council (ICC) – International Codes (I-Codes) editions** of the International Building Code, Existing Building Code, Fuel Gas Code, Mechanical Code, Plumbing Code, and Residential Code for One- and Two-Family Dwellings, 2015 edition of the Energy Conservation Code, and the National Fire Prevention Association (NFPA) National Electrical Code, 2020 edition, as the city's Electrical Code, copies of which,

authenticated by the signatures of the mayor and city secretary, are made public record by sections 14-231 (Building Code), 14-232 (Existing Building Code), 14-241 (Electrical Code), 14-251 (Energy Conservation Code), 14-261 (Fuel Gas Code), 14-271 (Mechanical Code), 14-281 (Plumbing Code), and 14-291 (Residential Code).

Collectively these codes, as adopted and amended, are known as the City of Corpus Christi Technical Construction Codes and are known individually as the City of Corpus Christi Building Code, Existing Building Code, Electrical Code, Energy Conservation Code, Fuel Gas Code, Mechanical Code, Plumbing Code, and Residential Code for One- and Two-Family Dwellings.

Appendices are provided in the technical construction codes to offer optional or supplemental criteria to the provisions in the main chapters of the technical construction codes. **Appendices are only adopted when explicitly stated.**

Section 801.2 Additional referenced codes and standards:

International Fire Code: as adopted and locally amended by the City– known individually as the Fire Code of the City of Corpus Christi.
City of Corpus Christi Code of Ordinances

City of Corpus Christi Unified Development Code

Unified Development Code of the City Corpus Christi

Texas Administrative Code

Texas Civil Practices and Remedies Code

Texas Code of Criminal Procedure

Texas Constitution

Texas Local Government Code

Texas Health and Safety Code

Texas Occupations Code

Texas Property Code

Texas Penal Code

Vernon’s Civil Statutes (Vernon’s Law)

Section 802. If for any reason any section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance shall be held invalid or unconstitutional by final judgment of

a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

Section 803 Publication shall be made in the official publication of the City of Corpus Christi as required by the City Charter of the City of Corpus Christi.

Section 804 Penalties are as provided in Section 1-6 of the Corpus Christi Code.

Section 805 This ordinance takes effect after official publication.

Introduced and voted on the _____ day of _____, 2026.

PASSED and APPROVED on the _____ day of _____, 2026.

ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary