



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of April 14, 2015
Second Reading Ordinance for the City Council Meeting of June 16, 2015

DATE: June 5, 2015
TO: Ronald L. Olson, City Manager
FROM: Captain David Blackmon, Corpus Christi Police Department –
Code Enforcement Division
DavidBI@cctexas.com
361-826-2691

Adoption of the Corpus Christi Property Maintenance Code (CCPMC) and approving licensing agreement with the International Code Council

CAPTION:

Ordinance amending the Corpus Christi Code of Ordinances Chapter 13, Article II to repeal the adoption of the Southern Standards Housing Code, 1973 Edition and to adopt the Corpus Christi Property Maintenance Code; amending Chapter 13, Article II to extend the time to appeal Building Standard Board decisions and allow for the recoupment of title search expenses; amending Chapter 13, Article II, Division II to modify the definition and procedures for junk vehicles; amending §13-3002 to add the definition of hearing officer; repealing Chapter 13, Article IV in its entirety; repealing in its entirety Ordinance No. 12826 regarding fire breaks; CCPMC Floor Amendments to Sections 101.5, 104.3, 106.3, 107.2, 107.3, and 404.5; authorizing the City Manager or his designee to execute a licensing agreement with the International Code Council for copyright use of the International Property Maintenance Code; providing for severance; providing for penalties; providing for publication; and providing for effective date.

PURPOSE:

The provisions of the Corpus Christi 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.

BACKGROUND AND FINDINGS:

This Property Maintenance Code is based on the International Property Maintenance Code, 2009 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.

Code Enforcement Management decided to proceed with the adoption of the 2009, as opposed to the most recent 2012 version, as all other International Codes presently adopted by the City

of Corpus Christi are the 2009 versions. The Development Services Department advised that the Corpus Christi Technical Codes, which include all building related International Codes with local amendments, will be updated to the 2012 versions in the next eighteen months. At that time Code Enforcement will update the CCPMC as well.

This Code provides short, concise statements outlining its requirements in language that is understandable and easy to apply. The current standards codes being used for property maintenance is the 1973 Edition of the Southern Standard Building and Housing Code which is antiquated. Since the city currently uses various modern adopted codes it would be suffice to implement a user friendly property maintenance ordinance that will have an accessible format that will be incorporated with other City codes. Adoption of the Corpus Christi Property Maintenance Code will strengthen and clarify existing minimum property maintenance requirements intended to continually ensure the public health, safety and welfare of our community.

ALTERNATIVES:

Denial or alteration of the proposed property maintenance code.

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

The proposed property maintenance code conforms to City policy.

EMERGENCY / NON-EMERGENCY:

Non-Emergency; Ordinance requires two readings; 14-day delay between 1st and 2nd readings.

DEPARTMENTAL CLEARANCES:

Police Department
 Fire Department
 Development Services
 Legal

FINANCIAL IMPACT:

Operating Revenue Capital X Not applicable

Fiscal Year: 2014-2015	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

RECOMMENDATION:

Code Enforcement Staff recommends approval of the proposed property maintenance code.

LIST OF SUPPORTING DOCUMENTS:

Please access the link below to view the proposed Corpus Christi Property Maintenance Code:

http://www.cctexas.com/Assets/Departments/Police/Code-Enforcement/files/CouncilExhA_CCPMC_FinalDraftvACM.PDF

Corpus Christi Property Maintenance Code (CCPMC) - This document contains ICC copyrighted work and may not be printed.

The information contained in the CCPMC is developed from the copyrighted 2009 International Property Maintenance Code and is reproduced with ICC's permission.

ALL RIGHTS RESERVED. This City of Corpus Christi Property Maintenance Code, contains substantial copyrighted material from the 2009 International Property Maintenance Code, which is a copyrighted work owned by the International Code Council, Inc. and which has been reproduced by the City of Corpus Christi with the written permission of the International Code Council. Without advance written permission from the copyright owner, the ICC portion of this book may not be reproduced, distributed or transmitted in any form or by any means, including, without limitation, electronic, optical or mechanical means (by way of example and not limitation, photocopying, or recording by or in an information storage retrieval system). For information on permission to copy material exceeding fair use, please contact: Publications, 4051 West Flossmoor Road, Country Club Hills, IL 60478. Phone 1-888-ICC-SAFE (422-7233).

The codes and standards referenced in this Property Maintenance Code shall be those that are listed in Chapter 8 and considered part of the requirements of this Property Maintenance Code to the prescribed extent of each such reference. Where differences occur between provisions of this Property Maintenance Code and the referenced standards, the provision of this Property Maintenance Code shall apply.

Ordinance – Adopting CCPMC – 2015.pdf

Floor Amendments to CCPMC – for Council Adoption 6-16-15

City of Corpus Christi / ICC Licensing Agreement

Comparison Table – Proposed CCPMC & Existing Southern Standard Housing Code

Letter of Support from the Downtown Management District